

RENTAL MARKET REPORT

Vancouver and Abbotsford CMAs

Canada Mortgage and Housing Corporation

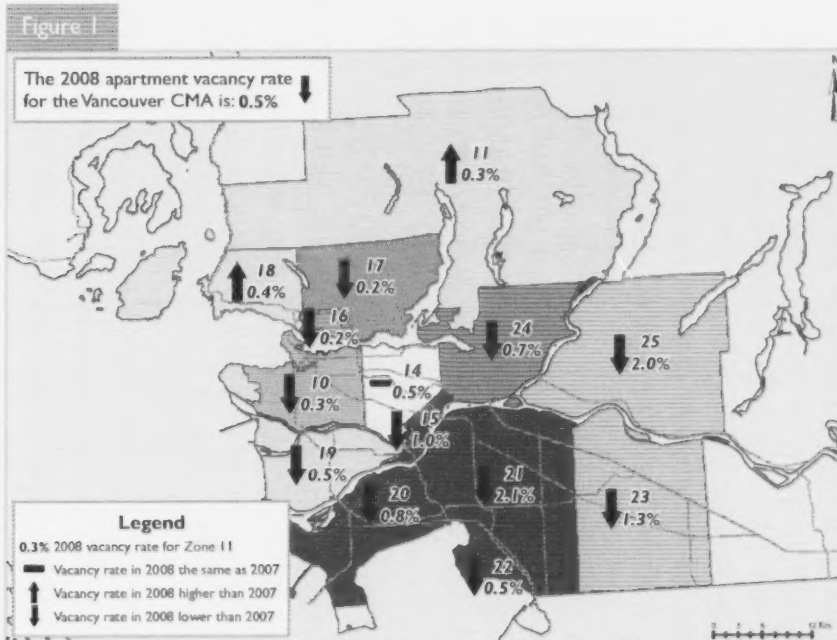
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Vancouver Highlights: Strong Demand for Rental Housing

- Vancouver's rental apartment vacancy rate moved lower in 2008, after two years of stable but already low vacancies
- Same sample rents¹ increased at a slightly slower pace than last year
- The stock of purpose-built rental apartments declined in 2008, while the number of rental apartment condominium units increased
- The rental condominium vacancy rate rose slightly compared to 2007, but remained below one per cent
- Vacancy rates will stay below one per cent in 2009, while rents will continue to edge up in the 3-5 per cent range

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¹ CMHC compares rents from a common sample to determine market movement. This sample does not contain new units added to the rental stock in the past year.

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CMHC SCHL
HOME TO CANADIANS

Rental Demand Holds Strong

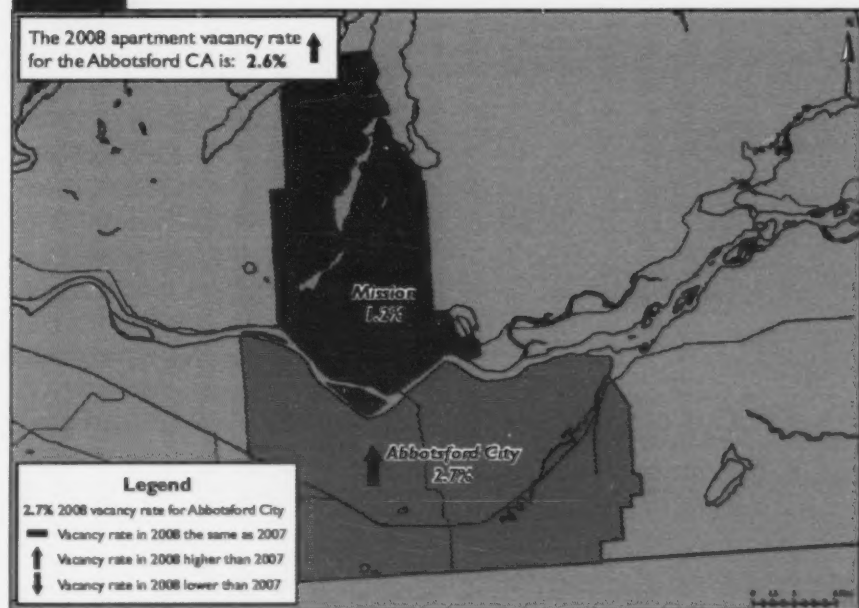
A combination of factors has bolstered demand for rental accommodation over the past year and kept vacancy rates low. More than 30,000 people (net migration) moved to Vancouver last year from other provinces and countries. Many of those moving here, particularly from other countries, took up residence in rental housing before becoming homeowners. Young job seekers from other provinces also added to rental demand.

Although the pace of job growth has slowed from last year, the unemployment rate remains near record lows. The tight job market is contributing to rental demand. Youth employment (15-24 year old group) increased at a faster pace than total (all age groups) employment in 2008. However, most of the growth in the former was in part-time jobs, while the number of full-time jobs occupied by the younger group declined compared to 2007. This means that some may be working two or more part time jobs to meet their rent.

The high cost of home ownership has also contributed to rental demand. First-time homebuyer intentions declined in 2008 compared to a year earlier, with the Vancouver CMA recording the lowest level of first-time buyer intentions of all the major Canadian centres surveyed².

Several years of robust apartment condominium price growth, have made it difficult for would-be first-time buyers to make the move to

Figure 2



ownership housing. The climate of economic uncertainty, which has tempered homebuyer demand, is keeping some potential first-time buyers in rental housing as well. Some renters may be delaying their home purchase to take advantage of reduced prices. These factors have kept the pressure on rental accommodation.

According to CMHC's Potential Housing Demand model, which projects potential household formation based on demographic factors such as migration and the age structure of the population, there will be demand for nearly 5,500 additional rental housing units each year. While more than half of new renter households will occupy secondary rental units, many will be competing for purpose-built³ rental units in a tight market. Competition for primary rental units is especially stiff because their rents tend to be lower than condominium rents.

Rental Apartment Vacancy Rate Approaches 20-Year Low

Following two years of vacancies below one per cent, the vacancy rate moved lower still in 2008. The average rental apartment vacancy rate dipped to 0.5 per cent, from 0.7 per cent last year.

Rental apartment vacancy rates at or below one per cent were recorded for many communities in the CMA. The lowest apartment vacancy rates were in North Vancouver (0.2 per cent) and the City of Vancouver (0.3 per cent).

Vacancy rates were higher in suburban and Fraser Valley centres

²Source: CMHC Renovation and Home Purchase Survey, 2008.

³ Purpose-built rental apartments refer to those that were built originally as rental projects, also referred to as the primary rental market

further away from the metropolitan core.

The highest vacancy rates in the region were recorded in Surrey (2.1 per cent) and Maple Ridge/Pitt Meadows (2.0 per cent). Vacancy rates declined or stayed flat compared to last year in virtually all Metro Vancouver centres. North Burnaby and West Vancouver vacancies posted slight increases, but remained below one per cent.

Vacancy rates declined for all bedroom types except for 3+ bedroom apartments. The latter increased by 0.2 percentage points. One notable trend over the past few years is a shrinking difference between vacancies in larger and smaller units.

Low apartment vacancy rates reflect solid demand for rental housing and a shrinking stock of purpose-built rental units. New rental construction in the Vancouver CMA has been low for many years, with builders focusing on apartment condominium construction rather than new rental projects. Just three per cent of all new home starts in the past year were rental starts. High land and building costs, and strong demand for apartment condominiums over the past few years have made building for the homeownership market more attractive than building rental projects. Less than 300 new rental apartment units were completed in the first ten months of 2008. Overall, the stock of purpose built rental apartments declined by more than 1,000 units over the past year. Some rental buildings

Figure 3

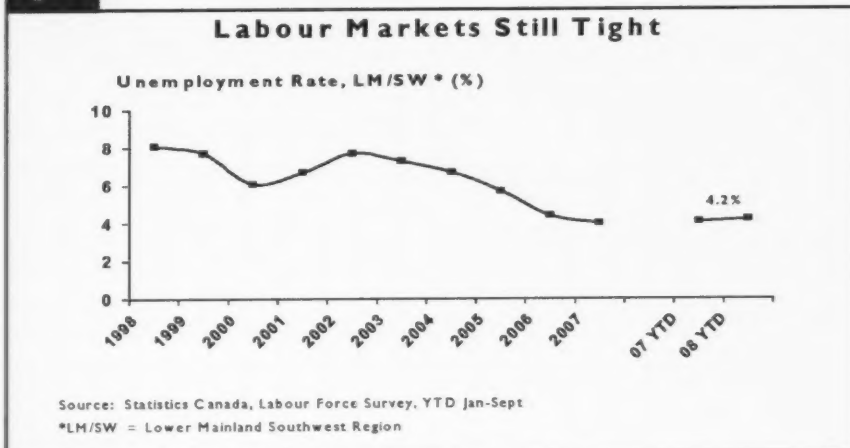


Figure 4



may have been converted to condominiums, while others have been temporarily taken out of the rental pool as they undergo renovations and repairs. Vancouver City and New Westminster recorded the largest declines in the number of rental units.

Rental Condominium Vacancy Rate Increases Slightly

Conditions in the rental apartment condominium market eased slightly in 2008, however the vacancy rate stayed below one per cent.

The average vacancy rate edged up to 0.6 per cent, from 0.2 per cent last year.

This increase in condominium vacancies is partly due to an increase in supply. Although the stock of purpose-built rental units has declined, condominium building has added to the stock of secondary rental housing in the region. More than one-fifth of all apartment homes in the Vancouver CMA are rented out by individual investors. The estimated number of rental apartment condominiums increased by more than 3,500 units in 2008.

Similarly, the estimated number of secondary rental units (single detached homes, townhouses, accessory suites) grew. Taken together, this means a gain of nearly 6,000 units to the rental stock.

Another reason for the slight easing of condominium vacancies was a large number of apartment condominium completions over the past year. With more than 9,500 apartment condominiums completed and absorbed in the first ten months of the year, some first-time buyers who bought presale apartments over the past few years were able to vacate their rental units and move into their newly completed homes.

Rents Rise at Steady Pace

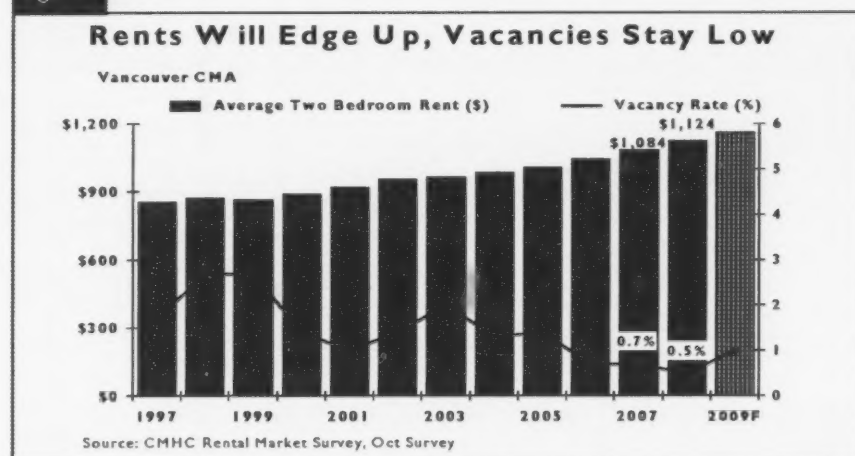
Purpose-built apartment rents rose by just over four per cent in 2008⁴. This was a marginal decline from last year's rate of increase, but slightly above the rate mandated by the provincial *Residential Tenancy Act* for 2008 (3.7 per cent). Major renovations performed on rental properties, and the increasing of monthly rents through unit turnover account for the difference between the provincially mandated rate of increase and the observed rate of increase. Tight vacancy rates across the CMA are responsible for the continued pressure on rents.

The rate of increase in purpose-built apartment rents moderated in most areas of the City of Vancouver, as well as New Westminster, Langley and Maple

Figure 5



Figure 6



Ridge / Pitt Meadows. All other centres recorded a higher rate of rental increases in 2008 compared to a year earlier.

Average condominium rents increased in 2008 at a slightly slower pace than those in purpose-built apartments. However rents in the condominiums remain 40 – 50 per cent higher than in the latter. Condominium apartments generally garner higher rents because the stock of rental condominiums is typically newer than the stock of rental apartments. Also adding to rent

levels, rental condominiums often include amenities not usually found in traditional rental units such as exercise rooms, and higher-end finishings and fixtures.

Rental Market Forecasts

The rental apartment vacancy rate will stay low in the year ahead, keeping rents rising in the 3-5 per cent range. While vacancy rates will stay at or below one per cent in 2009, some easing is expected.

⁴ This increase refers to the change in rents for a common sample between 2007 and 2008.

With slower economic and job growth forecast for 2009, rental demand will ease slightly. In addition, as apartment condominium units currently under construction are completed over the next year, some first time buyers will be able to vacate their rental apartments. These completions will also add to the stock of rental apartment condominiums owned by individual investors, giving renters more choice between condo and purpose-built rental units.

Rental Affordability Indicator

The rental affordability indicator is a gauge of how affordable a rental market is for renter households in that market. A generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing. The rental affordability indicator examines a three-year moving average of median income of renter households in a centre and compares it to the median rent for a two-bedroom apartment in that centre. More specifically, the level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a

Figure 7

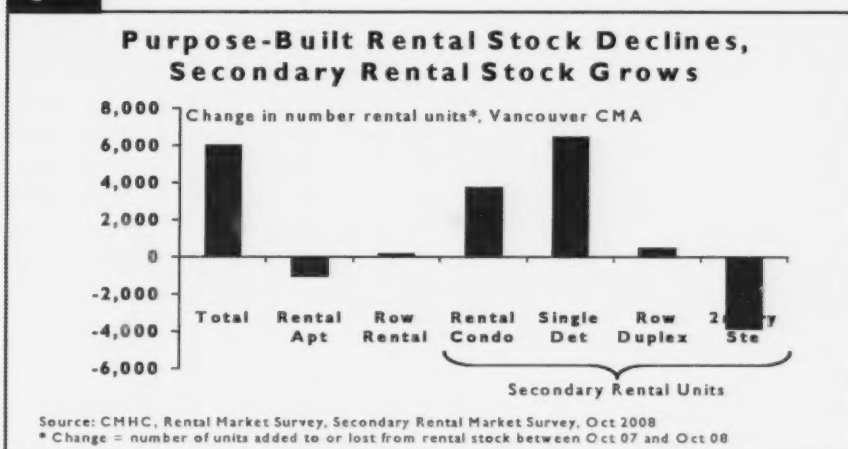
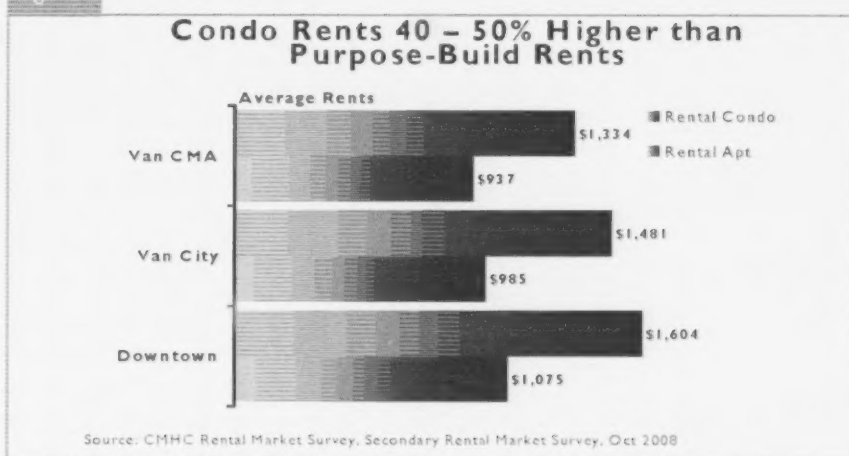


Figure 8



two-bedroom apartment going at the median rental rate. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. As the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

The rental affordability indicator in Vancouver stood at 95 for 2008, a decline from last year's value of 97. According to CMHC's rental

affordability indicator, the cost of renting a median priced two-bedroom purpose-built rental apartment increased by 3.1 per cent in 2008, while the median income of renter households grew at 0.6 per cent.

Abbotsford Highlights: Rents Growing Slower

- The average vacancy rate in the Abbotsford CMA increased from 2.1 per cent in October 2007 to 2.6 in October 2008.
- Same sample rents increased but at a slower pace than last year.
- Slower job growth and lower migration will lower rental demand. The vacancy rate is expected to increase while rents will rise but at a slower pace in 2009

Vacancy Rates Rise in the Abbotsford CMA

The vacancy rate in the Abbotsford CMA rose half a percentage point from October 2007 to 2.6 per cent in October 2008. Abbotsford City recorded a slightly higher vacancy rate of 2.7 per cent, while the District of Mission had a decline in the vacancy rate from 1.9 per cent to 1.2 per cent during the same time period.

Vacancy rates increased for all bedroom types in 2008. Two bedroom units had the highest vacancy rate in the Abbotsford CMA at 2.7 per cent and the largest increase in the number of vacant units, with 16 vacant suites. Three plus bedroom units had the highest percentage gain between last year and this year at two per cent.

Demand for rental accommodation remains solid in the District of Mission. The overall vacancy rate declined for the third consecutive year. From 2007 to 2008, the vacancy rate dropped by more than half for

one bedroom units, while vacancy rates in two bedroom units had a slight increase. There were only five vacant units available for immediate occupancy for potential renters in the District.

Another indicator used to measure rental market conditions in the Abbotsford CMA is the availability rate, which remained the same as last year at 3.4 per cent. The availability rate differs from the vacancy rate in that it also measures occupied units for which notice of intention to vacate has been given.

In terms of units, an estimated 30 available but still occupied suites, in addition to the number of vacant units were available for potential renters. The availability rate increased slightly in Abbotsford City from 3.5 per cent in 2007 to 3.6 per cent in 2008, while the availability rate declined from 2.7 per cent to 2.1 per cent in the District of Mission during the same time frame.

Job growth over the past few years continued to bring migrants into the Abbotsford CMA, solidifying rental demand.

Figure 9



Average Rents Rise at a Slower Pace

Landlords were able to secure higher rents in 2008. Same sample rents charged for apartments increased 4.1 per cent, a more moderate pace than the 4.8 per cent increase in 2007. The average rent in the Abbotsford CMA, for purpose-built apartment units, was \$696.

Slower rates of increase in same sample rents were recorded for both one bedroom and two bedroom units. The same sample rent increase for one bedroom units was 3.7 per cent, while two bedroom rents increased 4.1 per cent. Overall, rents increased in Abbotsford City at 4.4 per cent while the District of Mission recorded a smaller increase of one per cent.

Universe of Rental Apartments Remains Steady

The number of purpose-built apartment rental units declined by 23 units in the Abbotsford CMA between 2007 and 2008. The number of rental units in Abbotsford City moved lower, while the District of Mission saw a minor increase. A softening of the resale home market in the CMA has made it less attractive for apartment owners to demolish or convert their rental buildings into condominiums, and kept the stock of rental apartments steady since last year. There were 3,765 apartment rental suites counted in 2008.

Forecast

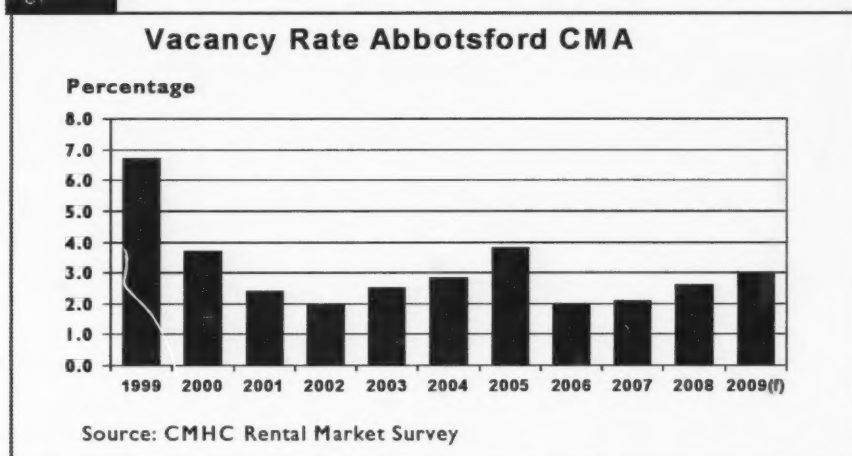
The vacancy rate is forecast to increase to three per cent in 2009. Moderation of demand in the resale home market due to high home prices and economic uncertainty will keep some potential buyers in the rental market. However, slower job growth and slower in-migration in the new year will weaken rental demand. An estimated 175 suites by way of single detached homes with accessory suites and new condominiums will add to the stock of secondary rental units. Same sample rents will increase at a lower rate. Expect average rents for one bedroom suites to be at \$645 and two bedrooms at \$780 next year.

Abbotsford Secondary Rental Market

The estimated number of households in secondary rental units in the Abbotsford CMA moderated by nine per cent in 2008. While there were an additional 243 secondary suite renter households in single detached homes, the number of secondary suite renters occupying town homes and accessory suites moved lower. Nonetheless, almost two-thirds of all renter households in the CMA lived in secondary rental units, with the remainder in purpose-built rental apartments and townhouses.

The average rent for secondary rental units in the Abbotsford CMA increased to \$910 in 2008. Because the majority of secondary rental units were in single detached homes, the average rent for secondary units was higher than the combined average rent for purpose-built rental apartments and town homes (\$709).

Figure 10



National Vacancy Rate Decreased in October 2008

The average rental apartment vacancy rate in Canada's 34 major centres¹ decreased to 2.2 per cent in October 2008 from 2.6 per cent in October 2007. The centres with the highest vacancy rates in 2008 were Windsor (14.6 per cent), St. Catharines-Niagara (4.3 per cent), and Oshawa (4.2 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Kelowna (0.3 per cent), Victoria (0.5 per cent), Vancouver (0.5 per cent), and Regina (0.5 per cent).

Demand for rental housing in Canada increased due to high immigration levels, youth employment growth, and the large gap between the cost of homeownership and renting. Rental construction and competition from the condominium market were not enough to offset growing rental demand.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary (\$1,148), Vancouver (\$1,123), Toronto (\$1,095), and Edmonton (\$1,034), followed by Ottawa (\$995), Kelowna (\$967), and Victoria (\$965). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$505), Saguenay (\$518), and Sherbrooke (\$543).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average

rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Saskatoon (20.3 per cent), Regina (13.5 per cent), Edmonton (9.2 per cent), and Kelowna (8.4 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 2.9 per cent between October 2007 and October 2008.

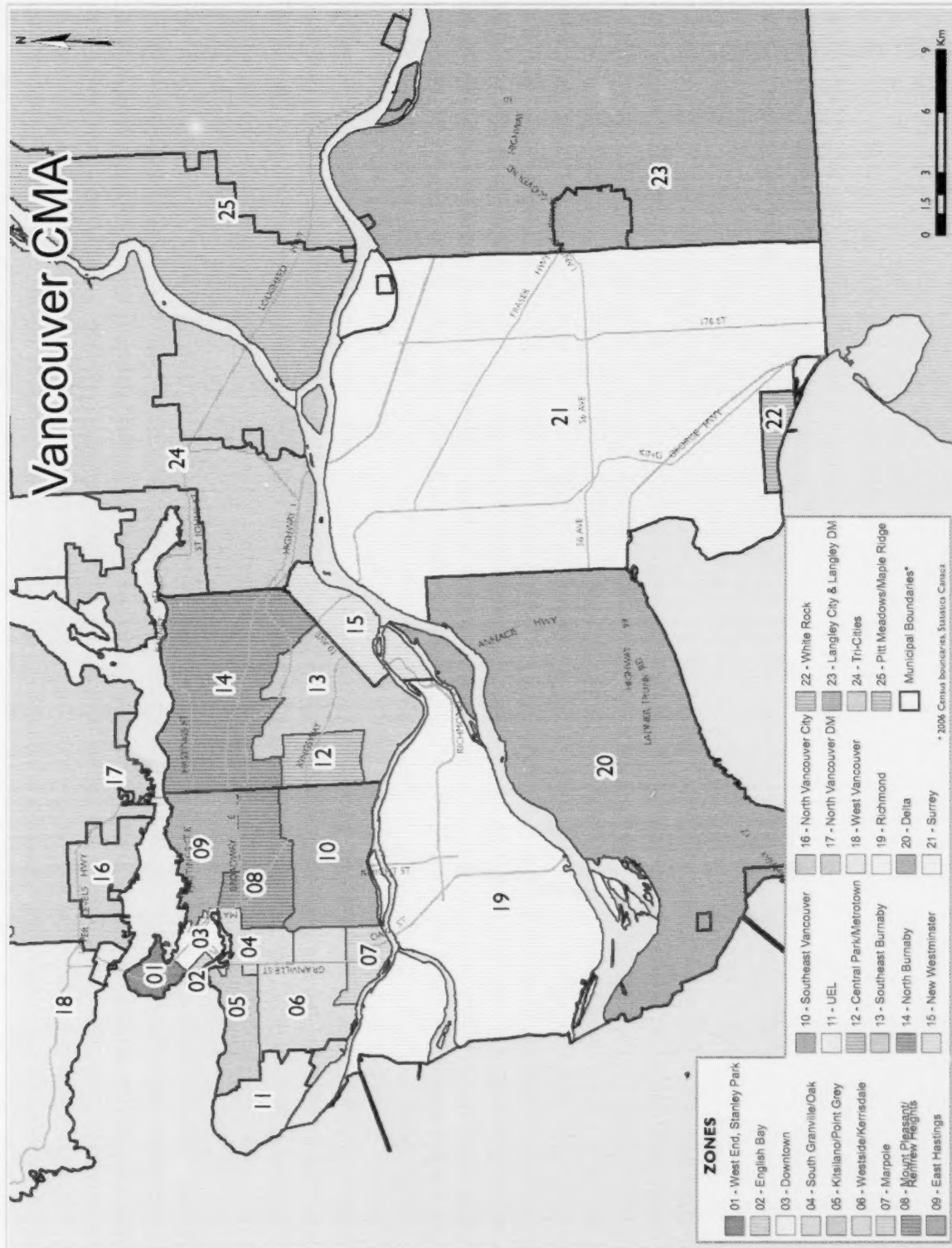
CMHC's October 2008 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2008, vacancy rates for rental condominium apartments were below one per cent in four of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Regina, Toronto, Ottawa, and Vancouver. However, Calgary and Edmonton registered the highest vacancy rates for condominium apartments at 4.0 per cent and 3.4 per cent in 2008, respectively.

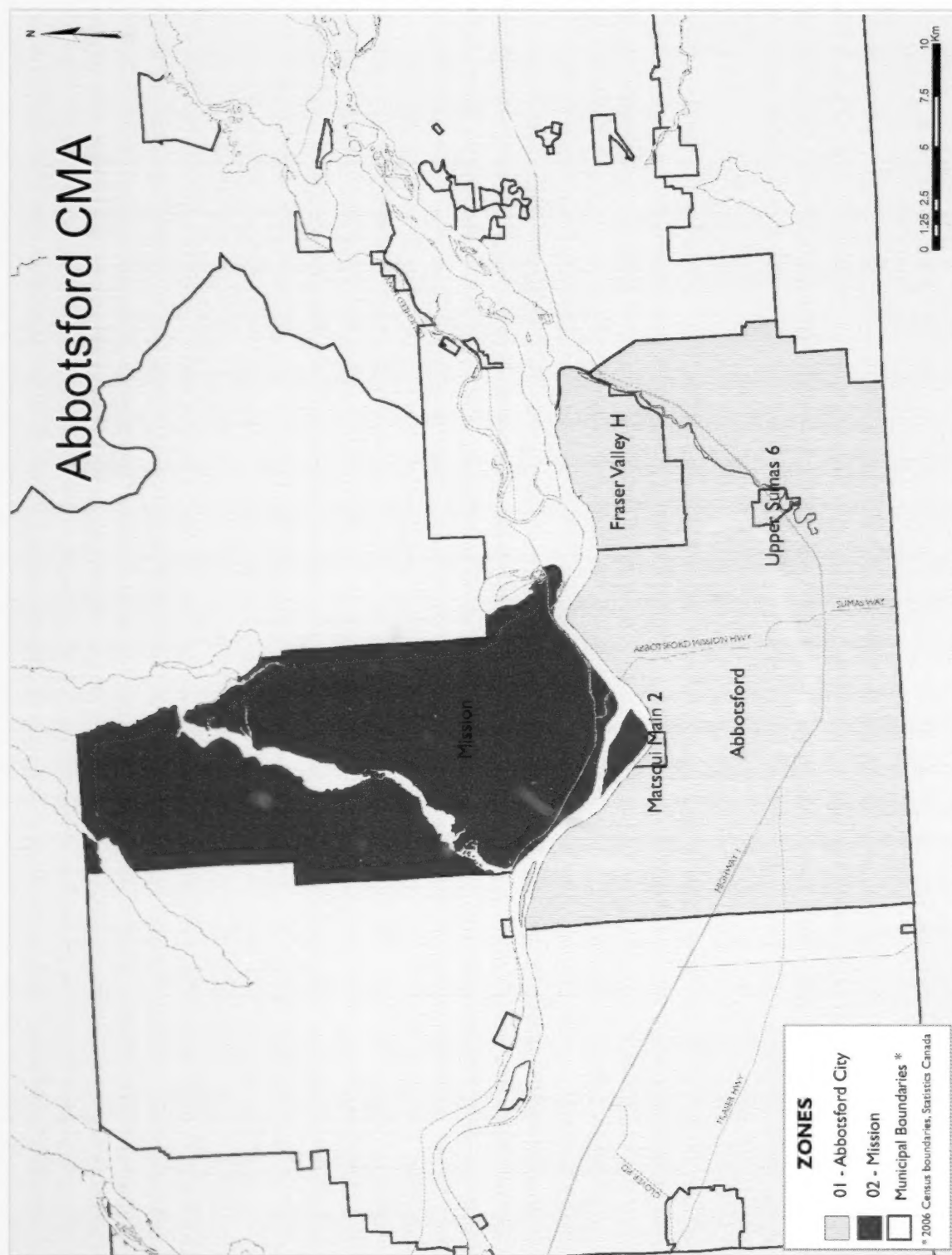
The survey showed that vacancy rates for rental condominium apartments in 2008 were lower than vacancy rates in the conventional rental market in Ottawa, Regina, Saskatoon, and Toronto. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,625), Vancouver (\$1,507), and Calgary (\$1,293). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2008.

Apartment Vacancy Rates (%) by Major Centres

	Oct-07	Oct-08
Abbotsford	2.1	2.6
Barrie	3.2	3.5
Brantford	2.9	2.4
Calgary	1.5	2.1
Edmonton	1.5	2.4
Gatineau	2.9	1.9
Greater Sudbury	0.6	0.7
Guelph	1.9	2.3
Halifax	3.1	3.4
Hamilton	3.5	3.2
Kelowna	0.0	0.3
Kingston	3.2	1.3
Kitchener	2.7	1.8
London	3.6	3.9
Moncton	4.3	2.4
Montréal	2.9	2.4
Oshawa	3.7	4.2
Ottawa	2.3	1.4
Peterborough	2.8	2.4
Québec	1.2	0.6
Regina	1.7	0.5
Saguenay	2.8	1.6
Saint John	5.2	3.1
Saskatoon	0.6	1.9
Sherbrooke	2.4	2.8
St. Catharines-Niagara	4.0	4.3
St. John's	2.6	0.8
Thunder Bay	3.8	2.2
Toronto	3.2	2.0
Trois-Rivières	1.5	1.7
Vancouver	0.7	0.5
Victoria	0.5	0.5
Windsor	12.8	14.6
Winnipeg	1.5	1.0
Total	2.6	2.2

¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.





RMS ZONE DESCRIPTIONS - VANCOUVER CMA	
Zone 1	West End, Stanley Park is the area between Stanley Park and Denman Street and extends to Coal Harbour to the north and English Bay to the south.
Zone 2	English Bay runs along Sunset Beach and English Bay to the south, connects to Davie Street to the North and Burrard Street to the East.
Zone 3	Downtown is the remainder of the West End not covered in Zone 1 and 2. Does not include the Downtown Eastside.
Zones 1-3	West End/Downtown
Zone 4	South Granville/Oak is west of Mount Pleasant and extends south to 33rd Avenue and west to Granville Street. Also includes the Fairview area and contains a section between Broadway to the north and 16th Avenue to the south, Burrard Street to the west and Granville Street to the east.
Zone 5	Kitsilano/Point Grey is the area west of South Granville/Oak that extends along 16th Avenue to the University Endowment Land.
Zone 6	Westside/Kerrisdale is the area south of Kitsilano/Point Grey and South Granville/Oak, and includes the areas: Kerrisdale, Mackenzie Heights, Dunbar, Shaughnessy and Oakridge.
Zone 7	Marpole is an area in South Vancouver that borders south of 57th Avenue between Cambie Street to the east and MacDonald Street to the west, and extends south down to the Fraser River.
Zone 8	Mount Pleasant/Renfrew Heights is the area that extends from the Mount Pleasant area to the west to Renfrew Heights to the east, and includes the neighbourhoods of Fraser and Knight. The area boundary to the north is Great Northern Way and Broadway, and roughly 33rd Avenue to the South.
Zone 9	East Hastings is the northeast area of Vancouver City, and includes the Downtown Eastside.
Zone 10	Southeast Vancouver includes the areas: Killarney, Fraserview, Collingwood and Champlain Heights.
Zones 1-10	Vancouver City
Zone 11	University Endowment Lands includes both the municipality and University of British Columbia. Note: the Rental Survey does not include student housing.
Zone 12	Central Park/Metrotown is the area between Boundary Road to the west and Royal Oak Avenue to the east, Moscrop Street and Gilpin Street to the north and Marine Drive to the south.
Zone 13	Southeast Burnaby extends to the border of New Westminster and includes the areas: Edmonds, Middlegate, Buckingham Heights, Deer Lake and Burnaby Lake.
Zone 14	North Burnaby is the northern half of Burnaby and includes the areas: Willingdon Heights, Brentwood Park, Capitol Hill, Sperling, Simon Fraser and Lougheed.
Zones 12-14	Burnaby City
Zone 15	New Westminster is the city boundaries.
Zone 16	North Vancouver City is the city boundaries.
Zone 17	North Vancouver DM is the district boundaries.
Zone 18	West Vancouver is the district boundaries.
Zone 19	Richmond is the city boundaries.
Zone 20	Delta is the corporation boundaries.
Zone 21	Surrey is the city boundaries.
Zone 22	White Rock is the city boundaries.
Zone 23	Langley City and Langley DM includes both the city and township boundaries.
Zone 24	Tri-Cities consists of Coquitlam, Port Coquitlam and Port Moody.
Zone 25	Pitt Meadows/Maple Ridge is the district boundaries for both municipalities.
Zones 1-25	Vancouver CMA

RMS ZONE DESCRIPTIONS - ABBOTSFORD CMA	
Zone 1	Abbotsford City - Includes census tracts 0001.00, 0002.00, 0003.00, 0004.00, 0005.01, 0005.02, 0006.00, 0007.01, 0007.02, 0008.01, 0008.02, 0009.01, 0009.02, 0010.00, 0011.00, 0012.00, 0013.00, 0014.00, 0100.00, 0101.00, 0102.00, 0103.00, 0104.00, 0105.00, 0106.01, 0106.02 and 0106.03.
Zone 2	Mission - Includes census tracts 0200.00, 0201.00, 0202.00, 0203.00, 0204.00, 0205.00, 0206.00 and 0207.00.
Zones 1-2	Abbotsford CMA

CONDOMINIUM SUB AREA DESCRIPTIONS - VANCOUVER CMA	
Sub Area 1	North Shore includes RMS Zone 16 (North Vancouver City), Zone 17 (North Vancouver DM), and Zone 18 (West Vancouver).
Sub Area 2	Burrard Peninsula includes RMS Zone 1 (West End, Stanley Park), Zone 2 (English Bay), and Zone 3 (Downtown).
Sub Area 3	Vancouver East/Westside includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings), Zone 10 (Southeast Vancouver), and Zone 11 (University Endowment Lands).
Sub Areas 2-3	City of Vancouver
Sub Area 4	Suburban Vancouver includes RMS Zone 12 (Central Park/Metrotown), Zone 13 (Southeast Burnaby), Zone 14 (North Burnaby), Zone 15 (New Westminster), Zone 19 (Richmond), and Zone 24 (Tri-Cities).
Sub Area 5	Fraser Valley includes RMS Zone 20 (Delta), Zone 21 (Surrey), Zone 22 (White Rock), Zone 23 (Langley City and Langley D.M.), and Zone 25 (Pitt Meadows/Maple Ridge).
Sub Areas	Vancouver CMA

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
West End/Stanley Park	0.1 a	0.0 b	0.1 a	0.2 a	0.3 b	0.2 a	0.0 d	0.0 c	0.1 a	0.1 a
English Bay	0.1 a	0.5 a	0.2 a	0.3 a	1.9 c	0.0 b	**	0.0 a	0.4 a	0.3 a
Downtown	0.1 a	0.1 a	0.2 a	0.2 a	0.2 b	0.2 a	0.0 d	5.4 a	0.2 a	0.2 a
West End/Downtown (Zones 1-3)	0.1 a	0.2 a	0.2 a	0.2 a	0.7 a	0.1 a	**	2.1 a	0.2 a	0.2 a
South Granville/Oak	0.3 a	0.3 a	0.2 a	0.2 a	0.2 a	0.2 a	0.0 b	0.0 c	0.3 a	0.2 a
Kitsilano/Point Grey	0.1 b	0.5 a	0.0 a	0.0 b	0.2 b	0.0 c	0.0 d	0.0 d	0.1 a	0.1 a
Westside/Kerrisdale	0.0 b	0.0 b	0.6 a	0.1 a	0.1 a	0.5 a	1.0 a	2.1 a	0.4 a	0.3 a
Marpole	1.3 a	0.5 b	1.0 a	0.6 a	0.1 b	1.0 a	0.0 d	0.0 d	0.8 a	0.7 a
Mount Pleasant/Renfrew Heights	0.4 b	0.9 d	0.9 d	0.3 a	2.4 a	1.0 d	0.0 d	0.0 d	1.1 a	0.5 a
East Hastings	1.3 a	0.7 a	0.9 a	0.5 a	1.1 a	0.0 c	0.0 d	0.0 d	1.0 a	0.4 a
Southeast Vancouver	1.6 c	0.0 b	1.5 a	0.6 a	0.3 a	0.4 a	1.2 a	0.0 c	1.1 a	0.5 a
City of Vancouver (Zones 1-10)	0.4 a	0.4 a	0.4 a	0.3 a	0.7 a	0.3 a	0.5 a	0.8 a	0.5 a	0.3 a
University Endowment Lands	**	**	0.0 c	0.0 a	0.0 d	0.7 a	**	0.0 a	0.0 d	0.3 a
Central Park/Metrotown	0.0 b	0.3 b	0.3 a	0.2 a	0.5 a	0.5 a	0.0 d	1.3 d	0.3 a	0.3 a
Southeast Burnaby	0.0 c	0.0 b	0.4 a	0.8 a	1.3 a	1.1 a	5.7 c	2.1 a	1.0 a	1.0 a
North Burnaby	0.3 a	0.7 b	0.5 a	0.6 a	0.5 a	0.6 a	0.5 b	0.0 c	0.5 a	0.6 a
Burnaby (Zones 12-14)	0.1 b	0.4 b	0.4 a	0.5 a	0.6 a	0.7 a	2.3 c	0.8 a	0.5 a	0.5 a
New Westminster	1.2 a	1.3 a	1.4 a	1.2 a	1.0 a	0.6 a	0.0 b	0.9 d	1.3 a	1.0 a
North Vancouver City	1.5 c	0.0 b	0.2 a	0.2 a	0.1 b	0.1 a	0.0 d	**	0.3 a	0.2 a
North Vancouver D.M.	0.6 a	0.6 a	0.3 a	0.0 c	0.3 a	0.0 b	0.0 c	0.8 a	0.3 a	0.2 a
West Vancouver	0.0 b	0.5 a	0.2 b	0.3 a	0.1 a	0.6 a	**	0.0 a	0.1 a	0.4 a
Richmond	2.1 a	1.1 a	0.8 a	0.7 a	0.5 a	0.3 a	0.0 d	0.0 a	0.7 a	0.5 a
Delta	1.5 d	0.0 d	0.7 a	0.8 d	1.9 a	0.6 b	2.5 a	4.6 a	1.3 a	0.8 a
Surrey	1.1 a	1.4 a	2.3 a	2.3 a	2.6 a	1.7 a	2.6 a	2.9 a	2.4 a	2.1 a
White Rock	0.0 b	0.0 a	1.2 a	0.6 a	1.4 a	0.3 a	**	7.1 a	1.2 a	0.5 a
Langley City and Langley DM	1.4 d	0.0 a	1.6 a	1.2 a	1.2 a	1.4 a	2.2 a	0.0 a	1.4 a	1.3 a
Tri-Cities	2.1 c	1.1 a	1.6 a	0.3 a	2.2 a	1.1 a	0.6 a	0.5 a	1.8 a	0.7 a
Maple Ridge/Pitt Meadows	**	0.0 a	2.6 b	2.0 a	2.2 a	2.0 a	**	1.7 a	2.4 a	2.0 a
Vancouver CMA	0.5 a	0.4 a	0.7 a	0.5 a	1.0 a	0.7 a	1.2 a	1.3 a	0.7 a	0.5 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
West End/Stanley Park	809 a	807 a	998 a	1,031 a	1,636 a	1,611 a	2,717 c	2,419 b	1,047 a	1,077 a
English Bay	804 a	855 a	957 a	1,023 a	1,461 a	1,507 a	2,374 c	2,081 d	983 a	1,039 a
Downtown	793 a	842 a	1,021 a	1,067 a	1,541 a	1,610 a	1,730 d	2,401 b	1,030 a	1,096 a
West End/Downtown (Zones 1-3)	798 a	839 a	995 a	1,047 a	1,536 a	1,583 a	2,276 c	2,389 a	1,018 a	1,075 a
South Granville/Oak	732 a	753 a	912 a	952 a	1,334 a	1,364 a	1,765 b	1,538 d	963 a	993 a
Kitsilano/Point Grey	876 b	800 a	975 a	953 a	1,409 a	1,365 b	1,701 c	2,036 d	1,038 a	1,012 a
Westside/Kerrisdale	736 a	763 a	997 a	1,037 a	1,551 a	1,562 a	2,056 b	2,148 b	1,168 a	1,222 a
Marpole	642 a	663 a	721 a	761 a	929 a	967 a	1,057 b	1,085 b	748 a	789 a
Mount Pleasant/Renfrew Heights	642 a	620 a	733 a	778 a	954 a	1,029 b	1,036 b	**	765 a	828 a
East Hastings	677 b	713 b	709 a	770 a	866 a	1,043 b	880 b	991 b	729 a	812 a
Southeast Vancouver	722 a	681 a	829 a	821 a	1,117 a	1,120 a	1,054 a	1,141 c	924 a	926 a
City of Vancouver (Zones 1-10)	760 a	779 a	902 a	936 a	1,283 a	1,318 a	1,457 b	1,749 b	945 a	985 a
University Endowment Lands	**	**	1,171 a	1,227 a	1,586 a	1,628 a	1,747 c	2,006 a	1,346 a	1,427 a
Central Park/Metrotown	689 a	681 a	779 a	819 a	1,005 a	1,030 a	1,464 c	1,424 b	835 a	870 a
Southeast Burnaby	587 a	596 a	697 a	727 a	832 a	872 a	951 a	1,006 a	750 a	780 a
North Burnaby	657 a	671 a	820 a	867 a	1,019 a	1,126 a	1,174 b	1,185 b	884 a	950 a
Burnaby (Zones 12-14)	659 a	661 a	778 a	817 a	974 a	1,031 a	1,119 b	1,156 a	836 a	879 a
New Westminster	590 a	623 a	709 a	740 a	893 a	932 a	1,131 a	1,178 a	751 a	780 a
North Vancouver City	737 b	761 a	835 a	869 a	1,047 a	1,083 a	1,130 c	1,381 c	895 a	924 a
North Vancouver D.M.	764 a	798 a	864 a	941 a	1,147 a	1,135 a	1,247 a	1,334 a	992 a	1,035 a
West Vancouver	860 a	892 a	1,144 a	1,154 a	1,888 c	1,754 a	**	2,733 a	1,378 c	1,377 a
Richmond	647 a	743 a	862 a	893 a	1,059 a	1,063 a	1,134 a	1,211 a	927 a	969 a
Delta	561 a	616 b	688 a	723 a	883 a	925 b	899 b	1,076 a	774 a	828 a
Surrey	539 a	577 a	661 a	709 a	820 a	878 a	922 a	962 a	747 a	799 a
White Rock	627 a	660 a	752 a	781 a	915 a	992 a	981 a	1,277 a	793 a	836 a
Langley City and Langley DM	614 a	615 a	732 a	740 a	854 a	873 a	978 a	993 a	791 a	801 a
Tri-Cities	593 a	638 a	703 a	746 a	879 a	933 a	1,061 a	1,146 a	779 a	830 a
Maple Ridge/Pitt Meadows	494 b	525 a	609 a	652 a	836 a	836 a	1,045 b	988 a	709 a	731 a
Vancouver CMA	735 a	754 a	846 a	880 a	1,084 a	1,124 a	1,234 a	1,356 a	898 a	937 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	0 b	718	4 a	2,616	1 a	464	0 c	54	5 a	3,852
English Bay	4 a	951	12 a	4,872	0 b	660	0 a	11	17 a	6,494
Downtown	2 a	2,023	16 a	6,663	2 a	1,116	2 a	40	22 a	9,842
West End/Downtown (Zones 1-3)	6 a	3,693	32 a	14,150	3 a	2,240	2 a	105	43 a	20,188
South Granville/Oak	4 a	1,326	7 a	4,686	3 a	1,273	0 c	51	15 a	7,336
Kitsilano/Point Grey	4 a	862	1 b	4,881	0 c	1,182	0 d	33	5 a	6,957
Westside/Kerrisdale	0 b	195	2 a	1,752	5 a	966	2 a	97	10 a	3,010
Marpole	2 b	388	19 a	2,858	8 a	746	0 d	18	28 a	4,009
Mount Pleasant/Renfrew Heights	6 d	727	12 a	4,186	10 d	957	0 d	117	28 a	5,987
East Hastings	6 a	757	16 a	3,165	0 c	898	0 d	70	21 a	4,889
Southeast Vancouver	0 b	151	7 a	1,161	3 a	684	0 c	69	9 a	2,066
City of Vancouver (Zones 1-10)	29 a	8,098	96 a	36,840	31 a	8,946	4 a	558	160 a	54,442
University Endowment Lands	**	**	0 a	407	2 a	269	0 a	39	2 a	725
Central Park/Metrotown	1 b	301	11 a	4,401	9 a	1,625	1 d	81	21 a	6,408
Southeast Burnaby	0 b	144	11 a	1,328	8 a	706	3 a	147	22 a	2,325
North Burnaby	2 b	288	15 a	2,296	7 a	1,115	0 c	308	23 a	4,007
Burnaby (Zones 12-14)	3 b	733	36 a	8,025	23 a	3,446	4 a	536	67 a	12,740
New Westminster	10 a	801	60 a	5,080	12 a	1,909	1 d	110	83 a	7,900
North Vancouver City	0 b	509	7 a	3,611	2 a	1,729	**	30	13 a	5,878
North Vancouver D.M.	1 a	180	0 c	342	0 b	311	1 a	135	2 a	968
West Vancouver	1 a	212	4 a	1,295	4 a	724	0 a	98	9 a	2,329
Richmond	2 a	197	6 a	978	3 a	923	0 a	152	12 a	2,250
Delta	0 d	59	6 d	768	5 b	818	3 a	66	14 a	1,711
Surrey	1 a	85	55 a	2,416	40 a	2,327	11 a	378	108 a	5,206
White Rock	0 a	67	5 a	908	1 a	369	1 a	14	7 a	1,358
Langley City and Langley DM	0 a	82	12 a	965	13 a	906	0 a	46	25 a	1,999
Tri-Cities	2 a	187	7 a	2,296	18 a	1,647	1 a	215	29 a	4,345
Maple Ridge/Pitt Meadows	0 a	15	17 a	835	11 a	541	1 a	58	29 a	1,449
Vancouver CMA	50 a	11,237	312 a	64,764	167 a	24,864	31 a	2,435	560 a	103,300

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
West End/Stanley Park	0.1 a	0.0 b	0.5 a	0.6 a	1.7 c	0.9 a	0.0 d	0.0 c	0.6 a	0.5 a
English Bay	0.8 a	0.7 a	0.8 a	0.4 a	2.8 b	0.3 a	**	0.0 a	1.0 a	0.4 a
Downtown	0.7 a	1.0 a	1.0 a	0.8 a	1.3 a	0.8 a	0.0 d	5.4 a	0.9 a	0.9 a
West End/Downtown (Zones 1-3)	0.6 a	0.7 a	0.8 a	0.6 a	1.8 a	0.7 a	**	2.1 a	0.9 a	0.6 a
South Granville/Oak	0.8 a	0.4 a	0.7 a	0.6 a	0.8 a	0.6 a	0.0 b	0.0 c	0.7 a	0.5 a
Kitsilano/Point Grey	0.8 a	0.6 a	0.5 a	0.1 a	0.6 a	0.7 b	**	**	0.6 a	0.3 a
Westside/Kerrisdale	0.6 a	0.0 b	1.0 a	0.5 a	0.5 a	1.0 a	1.0 a	2.1 a	0.8 a	0.7 a
Marpole	2.5 c	2.0 c	1.6 c	1.6 b	1.7 c	1.3 a	0.0 d	0.0 d	1.6 b	1.6 b
Mount Pleasant/Renfrew Heights	0.8 a	1.1 d	1.3 a	0.5 a	2.4 a	1.0 d	0.0 d	0.0 d	1.4 a	0.6 a
East Hastings	1.7 c	1.0 a	1.9 b	1.3 a	2.2 c	1.3 a	0.0 d	0.0 d	1.9 b	1.2 a
Southeast Vancouver	1.6 c	0.0 b	1.5 a	0.9 a	0.7 a	0.7 a	1.2 a	0.0 c	1.2 a	0.7 a
City of Vancouver (Zones 1-10)	0.9 a	0.7 a	1.0 a	0.7 a	1.4 a	0.9 a	0.9 a	1.2 a	1.0 a	0.7 a
University Endowment Lands	**	**	0.5 a	0.2 a	1.2 a	0.7 a	**	0.0 a	0.7 a	0.4 a
Central Park/Metrotown	0.0 b	1.4 a	1.1 a	0.8 a	1.1 a	0.9 a	0.0 d	1.3 d	1.0 a	0.9 a
Southeast Burnaby	0.0 c	0.7 b	0.8 a	1.5 a	1.5 b	1.6 a	5.7 c	2.1 a	1.3 a	1.5 a
North Burnaby	1.1 a	0.7 b	1.4 a	0.8 a	1.3 a	0.8 a	1.4 a	0.0 c	1.3 a	0.7 a
Burnaby (Zones 12-14)	0.4 a	1.0 a	1.1 a	0.9 a	1.3 a	1.0 a	2.8 c	0.8 a	1.2 a	0.9 a
New Westminster	1.6 b	3.0 a	2.2 a	2.0 a	1.9 a	1.3 a	0.0 b	1.9 c	2.0 a	1.9 a
North Vancouver City	2.0 c	1.0 a	0.4 a	0.7 a	0.5 a	0.6 a	0.0 d	**	0.6 a	0.8 a
North Vancouver D.M.	2.3 a	3.9 a	2.9 a	1.8 b	1.9 a	1.6 a	0.8 a	0.8 a	2.1 a	2.0 a
West Vancouver	0.7 a	0.5 a	0.4 a	0.3 a	0.6 a	0.9 a	**	0.0 a	0.5 a	0.5 a
Richmond	3.7 b	2.2 a	2.2 a	1.4 a	1.9 b	1.3 a	0.0 d	0.0 a	2.1 a	1.3 a
Delta	1.5 d	**	1.1 a	1.3 a	2.2 a	1.6 c	2.5 a	4.6 a	1.6 a	1.6 c
Surrey	2.3 a	2.6 a	3.1 a	3.1 a	3.5 a	2.4 a	3.1 b	3.5 a	3.2 a	2.8 a
White Rock	1.9 c	4.5 a	2.9 a	2.2 a	2.2 c	1.1 a	**	14.3 a	2.7 a	2.1 a
Langley City and Langley DM	1.4 d	0.0 a	2.0 a	2.0 a	1.6 a	1.8 a	4.3 a	0.0 a	1.8 a	1.8 a
Tri-Cities	2.1 c	1.7 b	2.6 a	1.1 a	2.7 a	2.0 a	3.2 a	1.5 a	2.7 a	1.5 a
Maple Ridge/Pitt Meadows	**	0.0 a	4.1 b	3.0 a	4.4 b	3.3 a	**	5.2 a	4.3 b	3.2 a
Vancouver CMA	1.1 a	1.1 a	1.3 a	1.0 a	1.7 a	1.2 a	1.8 a	1.7 a	1.4 a	1.1 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
West End/St Stanley Park	7.9 c	**	9.8 c	**	**	**	**	**	9.2 c	3.2 d
English Bay	8.3 b	3.9 d	7.4 b	5.7 d	13.5 d	**	**	**	7.9 b	5.8 c
Downtown	5.8 d	3.2 c	5.8 d	2.4 c	**	2.7 c	**	**	6.1 c	3.0 b
West End/Downtown (Zones 1-3)	6.8 b	3.2 c	7.1 b	3.6 c	8.9 c	5.5 c	**	**	7.3 b	3.9 b
South Granville/Oak	5.8 d	3.5 c	6.0 c	4.7 b	8.2 c	3.1 d	**	**	6.1 b	4.4 b
Kitsilano/Point Grey	5.5 d	3.5 d	5.0 d	2.5 c	**	++	**	**	5.4 d	2.6 c
Westside/Kerrisdale	3.1 d	**	5.1 b	2.5 c	5.6 d	**	**	++	4.9 b	**
Marpole	4.1 d	**	2.7 c	4.9 b	4.4 d	4.9 c	**	**	3.0 c	4.9 b
Mount Pleasant/Renfrew Heights	**	++	2.7 c	3.3 d	2.9 c	4.3 d	**	**	2.7 c	3.5 d
East Hastings	4.4 d	**	**	7.3 c	**	**	**	**	4.7 d	7.1 c
Southeast Vancouver	**	**	3.2 b	0.7 b	1.2 a	++	**	**	1.8 a	1.2 a
City of Vancouver (Zones 1-10)	5.1 b	3.6 b	5.3 b	3.8 b	7.1 b	4.2 c	**	++	5.5 b	3.9 b
University Endowment Lands	**	**	**	**	**	++	**	12.8 a	**	4.9 b
Central Park/Metrotown	4.9 c	2.1 c	2.1 c	4.7 b	4.2 c	5.4 b	**	**	2.9 c	4.8 b
Southeast Burnaby	**	++	4.7 d	5.8 c	3.3 d	6.1 c	**	-1.5 d	3.8 d	5.9 b
North Burnaby	3.9 c	**	4.8 b	5.5 b	4.8 c	7.6 b	**	**	4.9 b	6.1 b
Burnaby (Zones 12-14)	5.3 c	2.4 c	3.3 c	5.2 b	4.2 b	6.2 b	4.9 d	3.2 d	3.7 b	5.4 a
New Westminster	3.9 c	2.1 c	4.0 b	3.3 b	4.4 b	3.4 c	3.8 c	7.0 c	3.9 b	3.5 b
North Vancouver City	4.4 d	3.7 d	4.4 c	4.0 d	3.9 d	4.2 d	**	**	4.1 c	4.2 c
North Vancouver D.M.	12.6 a	4.2 a	3.9 b	**	1.5 a	2.7 c	++	12.5 c	5.6 a	5.4 b
West Vancouver	**	**	**	++	**	++	**	2.6 a	**	++
Richmond	1.0 a	**	**	6.7 b	3.4 d	**	**	**	2.7 c	5.5 c
Delta	2.6 b	**	++	4.9 d	++	**	**	10.8 a	++	5.2 d
Surrey	++	5.8 b	2.2 a	6.9 a	2.6 a	8.1 a	3.1 b	6.9 c	2.0 a	6.9 a
White Rock	3.5 d	5.8 a	2.9 a	4.4 a	2.7 c	5.7 b	**	13.3 a	2.9 a	5.0 a
Langley City and Langley DM	3.3 d	0.1 a	2.9 a	2.1 a	2.3 a	2.0 a	4.3 a	0.9 a	2.6 a	1.9 a
Tri-Cities	++	5.0 c	2.0 b	5.6 a	2.9 b	6.0 a	++	5.8 b	2.3 a	5.5 a
Maple Ridge/Pitt Meadows	**	3.7 a	2.9 b	5.5 a	**	3.1 c	**	-5.5 a	5.8 d	3.3 c
Vancouver CMA	4.7 b	3.6 b	4.4 a	4.2 a	5.5 a	4.6 a	4.8 c	5.8 d	4.6 a	4.3 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
City of Vancouver (Zones 1-10)										
Pre 1960	0.4 a	0.2 a	0.7 a	0.3 a	0.5 a	0.4 b	0.0 b	0.0 c	0.6 a	0.3 a
1960 - 1974	0.5 a	0.5 a	0.5 a	0.3 a	0.3 a	0.5 a	0.5 a	1.1 a	0.4 a	0.3 a
1975 - 1989	0.3 b	0.4 b	0.1 b	0.3 a	0.7 a	0.1 b	**	0.0 d	0.3 a	0.2 a
1990 - 1999	0.3 a	0.2 a	0.2 b	0.2 a	0.2 a	0.2 a	**	**	0.2 a	0.2 a
2000+	0.0 d	0.0 c	0.1 b	0.2 a	4.1 c	0.4 a	**	**	1.5 a	0.3 a
Total	0.4 a	0.4 a	0.4 a	0.3 a	0.7 a	0.3 a	0.5 a	0.8 a	0.5 a	0.3 a
Burnaby (Zones 12-14)										
Pre 1960	0.0 d	0.0 c	0.0 c	1.1 a	0.5 b	0.0 b	**	**	0.1 b	0.7 a
1960 - 1974	0.0 b	0.6 b	0.4 a	0.4 a	0.6 a	0.7 a	2.7 c	0.9 a	0.5 a	0.5 a
1975 - 1989	0.8 a	0.0 a	0.1 a	0.5 a	0.9 a	0.9 a	**	**	0.4 a	0.6 a
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	**	**	**	**	**	**	n/u	n/u	**	**
Total	0.1 b	0.4 b	0.4 a	0.5 a	0.6 a	0.7 a	2.3 c	0.8 a	0.5 a	0.5 a
New Westminster										
Pre 1960	0.0 b	2.1 b	2.4 b	1.4 a	0.7 b	1.9 b	**	**	1.8 b	1.6 b
1960 - 1974	1.3 a	1.1 a	0.9 a	1.2 a	0.6 a	0.3 a	0.0 b	1.2 d	0.9 a	1.0 a
1975 - 1989	**	1.0 a	4.1 d	0.4 a	3.0 c	0.6 a	n/u	n/u	3.4 d	0.5 a
1990 - 1999	**	**	**	3.3 a	**	2.6 a	**	**	1.7 b	2.7 a
2000+	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	1.2 a	1.3 a	1.4 a	1.2 a	1.0 a	0.6 a	0.0 b	0.9 d	1.3 a	1.0 a
Surrey										
Pre 1960	**	**	0.0 a	0.0 a	**	2.3 a	**	0.0 a	**	1.2 a
1960 - 1974	0.0 a	8.8 a	2.4 a	2.9 a	3.4 b	2.3 a	3.4 a	4.0 a	2.9 a	2.8 a
1975 - 1989	1.5 a	0.0 a	2.2 a	1.1 a	2.5 a	1.2 a	0.0 a	0.0 a	2.3 a	1.1 a
1990 - 1999	n/s	n/u	0.0 a	1.4 a	0.3 b	0.6 a	0.0 a	0.0 a	0.2 b	0.6 a
2000+	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Total	1.1 a	1.4 a	2.3 a	2.3 a	2.6 a	1.7 a	2.6 a	2.9 a	2.4 a	2.1 a
Vancouver CMA										
Pre 1960	0.3 a	0.3 a	0.7 a	0.4 a	0.5 a	0.5 a	0.0 b	**	0.6 a	0.4 a
1960 - 1974	0.6 a	0.6 a	0.7 a	0.5 a	0.9 a	0.8 a	1.5 a	1.4 a	0.7 a	0.6 a
1975 - 1989	0.7 a	0.5 a	0.9 a	0.6 a	1.6 a	0.7 a	0.9 d	1.2 a	1.1 a	0.7 a
1990 - 1999	0.4 a	0.2 a	0.3 a	0.4 a	0.1 a	0.5 a	0.9 a	0.6 a	0.3 a	0.4 a
2000+	0.0 d	0.0 c	0.2 b	0.3 a	3.1 b	0.7 a	0.0 c	**	1.3 a	0.4 a
Total	0.5 a	0.4 a	0.7 a	0.5 a	1.0 a	0.7 a	1.2 a	1.3 a	0.7 a	0.5 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
City of Vancouver (Zones 1-10)										
Pre 1960	732 a	757 a	882 a	901 a	1,187 a	1,213 a	1,477 c	1,600 b	917 a	942 a
1960 - 1974	755 a	779 a	900 a	929 a	1,326 a	1,337 a	1,651 c	1,797 b	922 a	955 a
1975 - 1989	699 a	731 a	829 a	855 a	1,226 b	1,263 b	1,211 c	1,711 d	917 a	969 a
1990 - 1999	907 a	864 b	963 b	980 b	1,264 a	1,261 a	1,257 d	**	1,051 a	1,061 a
2000+	817 b	905 c	1,228 b	1,332 a	1,665 b	1,767 a	**	2,543 d	1,321 b	1,429 a
Total	760 a	779 a	902 a	936 a	1,283 a	1,318 a	1,457 b	1,749 b	945 a	985 a
Burnaby (Zones 12-14)										
Pre 1960	569 a	549 b	706 a	710 a	858 a	893 a	1,024 a	962 a	759 a	766 a
1960 - 1974	676 a	677 a	778 a	814 a	976 a	1,010 a	1,136 b	1,199 a	836 a	874 a
1975 - 1989	**	623 a	824 a	891 a	1,060 a	1,207 a	**	918 a	889 a	966 a
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	**	**	**	**	**	**	n/u	n/u	**	**
Total	659 a	661 a	778 a	817 a	974 a	1,031 a	1,119 b	1,156 a	836 a	879 a
New Westminster										
Pre 1960	550 a	579 a	672 a	712 a	829 a	791 a	1,203 b	1,061 b	686 a	715 a
1960 - 1974	595 a	627 a	712 a	740 a	894 a	929 a	1,131 a	1,204 b	755 a	779 a
1975 - 1989	618 a	648 a	735 a	768 a	912 b	1,035 b	n/u	n/u	782 b	833 a
1990 - 1999	**	**	728 a	738 a	936 a	943 a	**	**	848 a	861 a
2000+	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	590 a	623 a	709 a	740 a	893 a	932 a	1,131 a	1,178 a	751 a	780 a
Surrey										
Pre 1960	**	**	650 a	660 a	789 a	842 a	950 a	944 a	751 b	812 a
1960 - 1974	453 a	504 a	646 a	687 a	769 a	827 a	909 a	932 a	717 a	761 a
1975 - 1989	572 a	609 a	684 a	738 a	851 a	925 a	968 a	1,011 a	755 a	818 a
1990 - 1999	n/s	n/u	743 a	819 a	872 a	911 a	978 a	1,090 a	860 a	911 a
2000+	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Total	539 a	577 a	661 a	709 a	820 a	878 a	922 a	962 a	747 a	799 a
Vancouver CMA										
Pre 1960	717 a	741 a	852 a	874 a	1,109 a	1,142 a	1,301 c	1,262 b	893 a	917 a
1960 - 1974	731 a	752 a	839 a	871 a	1,059 a	1,092 a	1,245 b	1,342 a	880 a	916 a
1975 - 1989	668 a	695 a	782 a	821 a	1,018 a	1,072 a	1,095 b	1,360 b	858 a	909 a
1990 - 1999	904 a	860 b	930 a	949 a	1,142 a	1,143 a	1,223 b	1,357 b	1,016 a	1,032 a
2000+	823 b	910 b	1,189 b	1,278 a	1,506 b	1,607 a	**	**	1,271 b	1,363 a
Total	735 a	754 a	846 a	880 a	1,084 a	1,124 a	1,234 a	1,356 a	898 a	937 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
City of Vancouver (Zones 1-10)										
3 to 5 Units	0.0 d	0.0 d	0.1 b	0.2 b	0.6 b	0.7 b	**	0.0 d	0.4 b	0.4 b
6 to 19 Units	0.4 b	0.2 b	1.0 a	0.4 a	1.7 b	0.4 b	0.6 b	**	1.1 a	0.4 a
20 to 49 Units	0.4 a	0.6 a	0.3 a	0.3 a	0.2 a	0.5 a	0.0 b	0.0 b	0.3 a	0.3 a
50 to 99 Units	0.6 a	0.4 a	0.3 a	0.2 a	0.3 a	0.2 a	0.0 c	0.0 c	0.4 a	0.2 a
100 to 199 Units	0.1 b	0.0 a	0.2 a	0.2 a	0.2 b	0.0 a	5.2 d	17.4 a	0.2 a	0.2 a
200+ Units	**	0.0 a	0.3 a	0.1 a	**	**	**	**	0.2 a	0.1 a
Total	0.4 a	0.4 a	0.4 a	0.3 a	0.7 a	0.3 a	0.5 a	0.8 a	0.5 a	0.3 a
Burnaby (Zones 12-14)										
3 to 5 Units	n/u	n/u	12.4 d	4.8 d	**	**	0.0 d	**	5.3 a	5.0 d
6 to 19 Units	0.0 d	0.0 c	0.4 a	1.2 a	0.4 b	1.2 d	0.0 d	0.0 d	0.4 a	1.1 a
20 to 49 Units	0.0 b	0.7 a	0.3 a	0.4 a	0.5 a	0.5 a	2.3 c	0.6 a	0.4 a	0.5 a
50 to 99 Units	0.4 a	0.4 a	0.3 a	0.3 a	0.5 a	0.5 a	1.0 a	1.0 a	0.4 a	0.4 a
100 to 199 Units	0.0 a	**	0.2 a	0.1 a	1.4 a	0.9 a	**	**	0.7 a	0.3 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	0.1 b	0.4 b	0.4 a	0.5 a	0.6 a	0.7 a	2.3 c	0.8 a	0.5 a	0.5 a
New Westminster										
3 to 5 Units	**	n/s	**	**	0.0 d	**	**	0.0 a	3.8 d	**
6 to 19 Units	0.0 b	3.2 c	1.8 a	1.7 b	0.0 b	1.5 a	0.0 a	**	1.2 a	1.8 a
20 to 49 Units	1.2 a	1.4 a	1.4 a	1.2 a	1.7 b	0.8 a	0.0 c	0.0 c	1.4 a	1.1 a
50 to 99 Units	2.3 c	0.6 a	1.4 a	1.0 a	1.2 a	0.3 a	0.0 c	**	1.4 a	0.8 a
100 to 199 Units	**	**	0.3 b	0.7 a	**	0.0 a	0.0 a	0.0 a	0.3 a	0.3 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	1.2 a	1.3 a	1.4 a	1.2 a	1.0 a	0.6 a	0.0 b	0.9 d	1.3 a	1.0 a
Surrey										
3 to 5 Units	**	**	0.0 a	**	**	**	n/u	**	0.0 a	**
6 to 19 Units	0.0 a	**	7.5 c	3.2 d	4.9 b	1.3 a	4.1 a	0.0 a	5.5 b	1.6 b
20 to 49 Units	**	**	2.1 a	1.0 a	4.7 b	0.7 a	1.9 c	2.6 a	3.6 b	1.0 a
50 to 99 Units	0.0 a	0.0 a	2.3 a	2.4 a	1.3 a	2.1 a	3.1 a	3.8 a	2.0 a	2.3 a
100 to 199 Units	**	**	**	4.0 a	**	4.1 a	**	**	**	4.1 a
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	1.1 a	1.4 a	2.3 a	2.3 a	2.6 a	1.7 a	2.6 a	2.9 a	2.4 a	2.1 a
Vancouver CMA										
3 to 5 Units	0.0 c	**	1.3 a	0.4 b	0.5 b	0.8 d	1.8 c	1.2 d	1.0 a	0.7 a
6 to 19 Units	0.4 b	0.4 a	1.1 a	0.6 a	1.5 b	0.7 a	0.7 b	1.3 a	1.1 a	0.6 a
20 to 49 Units	0.6 a	0.6 a	0.6 a	0.4 a	1.0 a	0.6 a	1.1 a	1.2 a	0.7 a	0.5 a
50 to 99 Units	0.7 a	0.4 a	0.7 a	0.6 a	0.9 a	0.9 a	1.2 a	1.5 a	0.8 a	0.7 a
100 to 199 Units	0.4 a	0.1 a	0.2 a	0.3 a	0.7 a	0.4 a	2.3 b	1.7 a	0.4 a	0.4 a
200+ Units	0.2 a	**	0.3 a	0.1 a	0.5 a	0.7 a	**	0.0 a	0.3 a	0.2 a
Total	0.5 a	0.4 a	0.7 a	0.5 a	1.0 a	0.7 a	1.2 a	1.3 a	0.7 a	0.5 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
City of Vancouver (Zones I-10)										
3 to 5 Units	560 d	527 b	727 b	858 c	1,066 b	1,136 b	914 d	**	867 b	1,057 c
6 to 19 Units	695 b	707 a	816 a	831 a	1,136 a	1,176 a	1,391 c	1,544 c	878 a	897 a
20 to 49 Units	723 a	747 a	870 a	896 a	1,278 a	1,298 a	1,428 b	1,561 b	910 a	940 a
50 to 99 Units	828 a	816 a	928 a	978 a	1,381 a	1,418 a	1,743 b	**	975 a	1,018 a
100 to 199 Units	818 a	867 a	1,051 a	1,101 a	1,611 b	1,643 a	2,172 c	2,392 a	1,085 a	1,138 a
200+ Units	819 a	900 b	1,038 a	1,139 a	1,487 a	1,503 a	**	**	1,028 b	1,163 b
Total	760 a	779 a	902 a	936 a	1,283 a	1,318 a	1,457 b	1,749 b	945 a	985 a
Burnaby (Zones 12-14)										
3 to 5 Units	n/u	n/u	719 b	672 b	794 a	821 a	1,054 a	1,041 b	882 a	813 a
6 to 19 Units	581 b	573 b	708 a	728 a	849 a	855 a	1,054 c	1,033 a	756 a	782 a
20 to 49 Units	626 a	650 a	740 a	779 a	903 a	962 a	968 a	1,030 a	778 a	823 a
50 to 99 Units	621 a	633 a	761 a	794 a	960 a	1,035 a	1,364 a	1,513 b	827 a	870 a
100 to 199 Units	804 a	854 b	889 a	981 a	1,110 a	1,247 a	**	**	955 a	1,060 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	659 a	661 a	778 a	817 a	974 a	1,031 a	1,119 b	1,156 a	836 a	879 a
New Westminster										
3 to 5 Units	**	n/s	584 a	637 b	**	796 b	**	**	660 b	733 b
6 to 19 Units	546 a	584 a	678 a	717 a	801 a	808 a	**	**	686 a	723 a
20 to 49 Units	601 a	626 a	692 a	715 a	870 a	881 a	1,140 a	1,104 a	723 a	740 a
50 to 99 Units	601 a	618 a	741 a	766 a	931 a	972 a	1,156 a	1,178 a	797 a	816 a
100 to 199 Units	**	665 a	746 b	826 a	914 b	1,031 a	**	**	807 a	901 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	590 a	623 a	709 a	740 a	893 a	932 a	1,131 a	1,178 a	751 a	780 a
Surrey										
3 to 5 Units	**	**	540 a	530 b	**	**	n/u	**	600 a	629 c
6 to 19 Units	418 a	**	626 a	658 a	792 a	862 a	905 a	920 a	743 a	803 a
20 to 49 Units	526 a	**	670 a	723 a	827 a	875 a	882 a	916 a	781 a	834 a
50 to 99 Units	514 a	583 a	659 a	714 a	817 a	880 a	936 a	1,012 a	737 a	795 a
100 to 199 Units	**	**	**	678 a	**	**	**	**	**	765 a
200+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	539 a	577 a	661 a	709 a	820 a	878 a	922 a	962 a	747 a	799 a
Vancouver CMA										
3 to 5 Units	551 c	528 c	707 a	821 b	1,032 b	1,102 b	957 b	**	848 a	1,010 c
6 to 19 Units	671 a	683 a	785 a	806 a	1,030 a	1,067 a	1,197 b	1,205 b	846 a	873 a
20 to 49 Units	699 a	725 a	814 a	843 a	1,048 a	1,089 a	1,168 a	1,249 a	861 a	895 a
50 to 99 Units	778 a	768 a	833 a	871 a	1,034 a	1,070 a	1,256 b	1,311 b	886 a	921 a
100 to 199 Units	803 a	843 a	1,003 a	1,059 a	1,378 b	1,428 a	**	1,889 a	1,065 a	1,121 a
200+ Units	818 a	880 b	1,025 a	1,088 a	1,230 a	1,263 a	**	1,374 a	1,029 a	1,111 a
Total	735 a	754 a	846 a	880 a	1,084 a	1,124 a	1,234 a	1,356 a	898 a	937 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
Vancouver CMA**

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
West End/Stanley Park	n/u	n/u	**	**	0.1 a	0.1 a	0.1 a	0.0 a	**	0.5 a	n/u	n/u
English Bay	**	**	**	0.5 a	0.2 a	0.5 a	0.1 a	0.2 a	0.1 a	0.0 a	**	n/s
Downtown	n/s	n/s	0.0 c	0.8 a	0.5 a	0.1 a	0.0 a	0.2 a	0.2 a	0.3 a	**	0.0 a
West End/Downtown (Zones 1-3)	**	**	1.8 c	0.6 a	0.3 a	0.3 a	0.1 a	0.2 a	0.2 a	0.2 a	0.2 a	**
South Granville/Oak	1.2 d	1.5 d	0.3 a	0.2 a	0.2 a	0.2 a	0.2 a	0.2 a	n/s	**	n/u	n/u
Kitsilano/Point Grey	0.0 b	0.0 c	0.1 b	0.0 c	0.1 a	0.2 a	0.0 a	**	**	**	**	**
Westside/Kerrisdale	0.0 a	0.0 a	0.9 a	0.0 b	0.3 a	0.4 a	0.3 a	0.2 a	**	**	n/u	n/u
Marpole	**	**	**	0.6 b	0.5 a	0.8 a	**	0.0 a	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	**	**	**	0.6 b	0.4 a	0.4 b	0.0 d	0.7 a	**	**	**	**
East Hastings	**	**	0.6 b	0.6 b	0.7 a	0.4 a	3.1 d	0.6 a	**	**	n/u	n/u
Southeast Vancouver	4.1 c	**	2.4 c	1.0 a	2.2 c	0.4 b	**	**	0.0 a	0.0 a	**	**
City of Vancouver (Zones 1-10)	0.4 b	0.4 b	1.1 a	0.4 a	0.3 a	0.3 a	0.4 a	0.2 a	0.2 a	0.2 a	0.2 a	0.1 a
University Endowment Lands	n/u	n/u	**	1.5 a	**	**	**	**	**	**	n/u	n/u
Central Park/Metrotown	**	**	0.2 b	0.7 b	0.3 a	0.2 a	0.3 a	0.3 a	0.6 a	0.3 a	**	**
Southeast Burnaby	**	10.5 a	0.0 c	0.3 a	0.6 b	0.9 a	0.4 b	1.0 a	**	**	n/u	n/u
North Burnaby	0.0 c	**	0.9 a	2.1 c	0.6 a	0.5 a	0.4 a	0.1 a	0.2 a	0.3 a	n/u	n/u
Burnaby (Zones 12-14)	5.3 a	5.0 d	0.4 a	1.1 a	0.4 a	0.5 a	0.4 a	0.4 a	0.7 a	0.3 a	**	**
New Westminster	3.8 d	**	1.2 a	1.8 a	1.4 a	1.1 a	1.4 a	0.8 a	0.3 a	0.3 a	n/u	n/u
North Vancouver City	**	**	0.0 c	0.4 b	0.4 a	0.1 a	0.3 a	0.3 a	**	0.4 a	n/u	n/u
North Vancouver D.M.	n/s	**	0.4 a	0.4 a	0.6 a	0.0 a	**	**	**	**	n/u	n/u
West Vancouver	**	**	**	**	0.2 b	0.2 b	0.4 a	1.3 a	**	0.2 a	n/u	n/u
Richmond	n/u	n/u	**	**	0.6 a	0.6 a	0.4 a	0.4 a	**	**	n/u	n/u
Delta	**	**	1.2 a	**	1.8 a	1.1 d	1.2 a	0.7 b	**	n/s	n/u	n/u
Surrey	0.0 a	**	5.5 b	1.6 b	3.6 b	1.0 a	2.0 a	2.3 a	**	4.1 a	**	**
White Rock	2.9 a	0.0 a	2.7 a	0.0 c	0.6 a	0.4 a	1.1 a	1.0 a	n/u	n/u	n/u	n/u
Langley City and Langley DM	2.9 a	0.0 a	1.6 a	1.6 a	2.0 a	1.6 a	0.5 a	1.0 a	**	**	n/u	n/u
Tri-Cities	**	**	**	2.2 c	2.0 a	0.7 a	1.0 a	0.5 a	**	**	**	**
Maple Ridge/Pitt Meadows	**	**	2.3 a	5.7 a	1.9 a	1.3 a	3.2 d	3.3 a	n/u	n/u	n/u	n/u
Vancouver CMA	1.0 a	0.7 a	1.1 a	0.6 a	0.7 a	0.5 a	0.8 a	0.7 a	0.4 a	0.4 a	0.3 a	0.2 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Vancouver CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
City of Vancouver (Zones 1-10)										
LT \$550	0.9 d	0.0 c	0.7 b	0.0 d	**	**	n/s	n/s	0.8 d	**
\$550 - \$699	0.8 a	0.5 a	1.5 a	0.4 b	**	**	**	**	1.3 a	0.5 a
\$700 - \$849	0.3 a	0.3 a	0.6 a	0.3 a	0.6 a	0.9 d	**	**	0.5 a	0.3 a
\$850 - \$999	0.1 a	0.5 a	0.3 a	0.3 a	0.1 b	0.3 b	0.0 d	**	0.2 a	0.3 a
\$1000 - \$1149	0.0 d	0.0 c	0.2 a	0.1 a	2.9 a	0.3 a	**	0.0 d	0.6 a	0.1 a
\$1150+	**	0.7 b	0.3 a	0.4 a	0.3 a	0.2 a	0.8 a	1.2 d	0.3 a	0.3 a
Total	0.4 a	0.4 a	0.4 a	0.3 a	0.7 a	0.3 a	0.5 a	0.8 a	0.5 a	0.3 a
Burnaby (Zones 12-14)										
LT \$550	0.0 d	0.0 d	**	**	n/s	**	n/s	n/s	0.0 d	**
\$550 - \$699	0.2 b	0.5 b	0.3 a	0.6 a	**	**	n/s	n/s	0.3 a	1.1 a
\$700 - \$849	0.0 d	0.7 b	0.4 a	0.4 a	0.8 a	0.6 a	**	**	0.4 a	0.4 a
\$850 - \$999	**	**	0.5 a	0.8 a	0.5 a	0.5 a	4.9 d	0.8 d	0.7 a	0.6 a
\$1000 - \$1149	n/s	n/s	**	0.4 a	0.0 c	0.6 a	0.0 d	0.0 d	0.0 c	0.4 a
\$1150+	n/s	n/s	**	**	0.8 a	0.7 a	0.9 a	1.2 d	0.6 a	0.7 a
Total	0.1 b	0.4 b	0.4 a	0.5 a	0.6 a	0.7 a	2.3 c	0.8 a	0.5 a	0.5 a
New Westminster										
LT \$550	0.7 b	3.2 c	**	0.0 c	n/s	**	n/s	n/s	2.1 c	2.2 b
\$550 - \$699	1.5 a	1.3 a	1.3 a	1.3 a	**	0.0 c	n/s	n/s	1.4 a	1.3 a
\$700 - \$849	**	0.0 b	1.5 a	1.2 a	0.2 b	0.8 a	**	**	1.2 a	1.1 a
\$850 - \$999	**	**	3.1 d	1.4 a	1.2 a	0.8 a	**	0.0 d	1.5 a	1.0 a
\$1000 - \$1149	n/s	n/s	**	**	0.0 d	0.2 b	0.0 d	**	0.0 c	0.5 a
\$1150+	n/s	n/s	**	**	**	0.8 d	0.0 c	0.0 c	4.0 d	0.6 b
Total	1.2 a	1.3 a	1.4 a	1.2 a	1.0 a	0.6 a	0.0 b	0.9 d	1.3 a	1.0 a
Surrey										
LT \$550	0.0 c	**	**	1.1 a	**	**	n/s	n/s	1.3 d	0.8 a
\$550 - \$699	2.1 a	3.0 c	2.4 a	1.5 b	5.1 c	0.0 c	**	**	2.6 a	1.4 a
\$700 - \$849	**	**	1.3 a	1.4 a	2.6 a	0.7 a	4.2 c	**	2.3 a	1.1 a
\$850 - \$999	n/s	n/s	25.1 d	**	1.0 a	2.1 a	2.7 c	2.0 c	2.4 b	1.9 a
\$1000 - \$1149	n/s	n/s	**	**	3.3 c	1.0 a	**	1.1 a	2.7 b	1.0 a
\$1150+	n/s	n/s	n/s	**	5.8 d	**	**	**	5.6 d	**
Total	1.1 a	1.4 a	2.3 a	2.3 a	2.6 a	1.7 a	2.6 a	2.9 a	2.4 a	2.1 a
Vancouver CMA										
LT \$550	1.1 a	0.5 a	1.6 c	1.3 d	0.0 d	**	n/s	n/s	1.3 a	1.3 a
\$550 - \$699	1.1 a	0.7 a	1.3 a	0.8 a	2.8 c	**	**	**	1.3 a	0.8 a
\$700 - \$849	0.3 a	0.3 a	0.8 a	0.6 a	1.5 a	1.0 a	2.1 c	0.0 b	0.9 a	0.6 a
\$850 - \$999	0.2 a	0.5 a	0.4 a	0.4 a	0.8 a	0.8 a	2.5 b	1.5 a	0.6 a	0.5 a
\$1000 - \$1149	0.0 d	0.0 c	0.1 a	0.2 a	1.5 a	0.4 a	0.2 b	0.6 a	0.6 a	0.3 a
\$1150+	**	0.7 b	0.3 a	0.3 a	0.5 a	0.4 a	0.8 a	1.3 a	0.5 a	0.4 a
Total	0.5 a	0.4 a	0.7 a	0.5 a	1.0 a	0.7 a	1.2 a	1.3 a	0.7 a	0.5 a

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** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	**	**	n/u	**	**	**
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	**	**	n/u	**	**	**
South Granville/Oak	n/u	n/u	**	n/s	**	n/s	n/u	n/u	**	n/s
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0.0	a 2.9
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	**	n/s	0.0	a	0.0	a	**	**	0.0	a
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	n/s	0.0	a	0.0	d	0.0	a	0.5	a
University Endowment Lands	n/s	0.0	a	n/s	n/u	3.6	a	n/s	n/u	2.4
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	3.8	a	**	0.5	a
Burnaby (Zones 12-14)	n/u	n/u	**	**	2.0	c	3.3	a	**	1.1
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	0.0	a
North Vancouver D.M.	**	**	**	**	**	1.0	a	0.8	d	0.3
West Vancouver	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Richmond	n/u	n/u	**	**	1.9	c	0.0	c	0.3	a
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/u	n/u	**	**	2.9	a	0.0	a	3.6	a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	**	1.8	a	3.8	d	0.5
Tri-Cities	n/u	n/u	**	**	**	1.7	a	**	4.8	d
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	**	0.0	b	0.0	c	1.3	a	1.2	a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.2 Private Row (Townhouse) Average Rents (\$)
by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	**	**	n/u	**	**	**
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	**	**	n/u	**	**	**
South Granville/Oak	n/u	n/u	**	n/s	**	n/s	n/u	n/u	**	n/s
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	**	2,544 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	**	n/s	786 a	**	1,116 a	1,166 a	**	**	1,208 a	1,263 a
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	n/s	958 a	807 b	1,603 b	1,705 c	1,408 a	1,713 b	1,409 a	1,511 b
University Endowment Lands	n/s	1,075 a	n/s	n/u	n/s	1,936 a	n/s	n/u	n/s	1,649 a
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	n/s	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	1,567 a	**	1,432 a	**	1,460 a
Burnaby (Zones 12-14)	n/u	n/u	**	n/s	1,212 b	1,460 b	**	1,424 a	1,186 c	1,432 a
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	1,257 a	1,247 a
North Vancouver D.M.	**	**	**	**	1,272 a	1,240 a	1,635 b	1,616 a	1,516 b	1,503 a
West Vancouver	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Richmond	n/u	n/u	**	**	1,234 b	1,099 c	1,410 b	1,296 b	1,339 b	1,200 b
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/u	n/u	**	**	903 a	906 a	1,129 a	1,226 a	1,103 a	1,188 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	890 a	947 a	989 a	1,011 a	952 a	979 a
Tri-Cities	n/u	n/u	**	**	**	1,267 a	1,452 d	1,410 a	**	1,370 a
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	1,022 a	853 a	765 a	1,241 a	1,314 a	1,344 a	1,364 a	1,291 a	1,318 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	**	**	**	**	**	**
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	**	**	**	**	**	**
South Granville/Oak	n/u	n/u	n/s	n/s	n/s	n/s	n/u	n/u	n/s	n/s
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	1 a	34
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	n/s	n/s	**	**	**	32	**	**	**	128
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	n/s	n/s	0 d	70	0 d	136	1 a	112	1 b	317
University Endowment Lands	0 a	42	n/u	n/u	3 a	84	n/u	n/u	3 a	127
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	2 a	53	1 a	213	3 a	266
Burnaby (Zones 12-14)	n/u	n/u	**	**	2 a	61	1 a	216	3 a	278
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	0 a	45
North Vancouver D.M.	**	**	**	**	1 a	96	1 a	298	2 a	409
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	n/u	n/u	**	**	0 c	241	1 b	417	1 b	687
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/u	n/u	**	**	0 a	35	7 a	314	7 a	355
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	1 a	57	1 a	193	2 a	260
Tri-Cities	n/u	n/u	**	**	2 a	124	17 d	351	19 d	478
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	48	0 c	133	10 a	882	32 a	2,031	42 a	3,095

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** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%)
by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
West End/Stanley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	**	**	n/u	**	**	**
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	**	**	n/u	**	**	**
South Granville/Oak	n/u	n/u	**	n/s	**	n/s	n/u	n/u	**	n/s
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	2.9 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	**	n/s	0.0 a	**	0.0 a	**	**	**	0.0 a	**
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	n/s	2.6 a	0.0 d	1.8 c	0.0 d	0.0 a	0.9 a	1.3 a	0.3 b
University Endowment Lands	n/s	0.0 a	n/s	n/u	n/s	3.6 a	n/s	n/u	n/s	2.4 a
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	3.8 a	**	0.9 a	**	1.5 a
Burnaby (Zones 12-14)	n/u	n/u	**	**	2.0 c	3.3 a	**	0.9 a	**	1.4 a
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	2.2 a
North Vancouver D.M.	**	**	**	**	**	2.1 a	0.8 d	1.0 a	0.6 b	1.2 a
West Vancouver	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Richmond	n/u	n/u	**	**	2.4 c	0.6 b	0.3 a	1.0 a	1.0 a	0.8 a
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/u	n/u	**	**	2.9 a	0.0 a	3.6 a	2.6 a	3.5 a	2.3 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	**	1.8 a	3.8 d	1.0 a	2.8 c	1.2 a
Tri-Cities	n/u	n/u	**	**	**	2.6 a	**	6.8 c	**	5.7 c
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	**	1.4 a	0.0 c	1.6 b	1.6 b	1.8 b	2.4 a	1.7 b	2.0 a

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08
West End/Stnley Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
English Bay	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Downtown	n/u	n/u	**	**	**	**	n/u	**	**	**
West End/Downtown (Zones 1-3)	n/u	n/u	**	**	**	**	n/u	**	**	**
South Granville/Oak	n/u	n/u	**	n/u	**	n/u	n/u	n/u	**	n/u
Kitsilano/Point Grey	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Westside/Kerrisdale	n/u	n/u	n/u	n/u	**	**	**	**	**	-1.8 a
Marpole	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Mount Pleasant/Renfrew Heights	n/u	n/u	**	**	**	**	**	**	**	**
East Hastings	**	**	**	**	**	**	**	**	**	**
Southeast Vancouver	n/u	n/u	n/u	n/u	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	5.2 a	**	**	**	**	2.3 c	**	**
University Endowment Lands	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Central Park/Metrotown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Southeast Burnaby	n/u	n/u	**	**	**	**	**	**	**	**
North Burnaby	n/u	n/u	n/u	n/u	**	1.8 a	**	**	**	**
Burnaby (Zones 12-14)	n/u	n/u	**	**	**	**	**	**	**	**
New Westminster	n/u	n/u	**	**	**	**	**	**	**	**
North Vancouver City	n/u	n/u	n/u	n/u	**	**	**	**	3.8 a	-1.4 a
North Vancouver D.M.	**	**	**	**	**	1.3 a	**	1.1 a	++	0.7 a
West Vancouver	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Richmond	n/u	n/u	**	**	**	**	8.9 c	**	**	**
Delta	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Surrey	n/u	n/u	**	**	1.7 a	1.2 a	-2.8 a	7.4 a	-2.8 a	7.1 a
White Rock	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Langley City and Langley DM	n/u	n/u	**	**	**	5.3 a	**	++	**	1.5 a
Tri-Cities	n/u	n/u	**	**	**	**	**	**	**	**
Maple Ridge/Pitt Meadows	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Vancouver CMA	**	3.1 a	1.5 c	**	**	**	3.8 d	3.6 b	4.0 d	2.3 c

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
West End/Stanley Park	0.1 a	0.0 b	0.1 a	0.2 a	0.3 b	0.2 a	0.0 d	0.0 c	0.1 a	0.1 a
English Bay	0.1 a	0.5 a	0.2 a	0.3 a	1.9 c	0.0 b	**	0.0 a	0.4 a	0.3 a
Downtown	0.1 a	0.1 a	0.2 a	0.2 a	0.4 a	0.2 a	0.0 d	4.8 a	0.2 a	0.2 a
West End/Downtown (Zones 1-3)	0.1 a	0.2 a	0.2 a	0.2 a	0.8 a	0.1 a	**	2.0 a	0.2 a	0.2 a
South Granville/Oak	0.3 a	0.3 a	0.2 a	0.2 a	0.2 a	0.2 a	0.0 b	0.0 c	0.3 a	0.2 a
Kitsilano/Point Grey	0.1 b	0.5 a	0.0 a	0.0 b	0.2 b	0.0 c	0.0 d	0.0 d	0.1 a	0.1 a
Westside/Kerrisdale	0.0 b	0.0 b	0.6 a	0.1 a	0.1 a	0.5 a	0.8 a	2.6 a	0.4 a	0.4 a
Marpole	1.3 a	0.5 b	1.0 a	0.6 a	0.1 b	1.0 a	0.0 d	0.0 d	0.8 a	0.7 a
Mount Pleasant/Renfrew Heights	0.4 b	0.9 d	0.9 d	0.3 a	2.4 a	1.0 d	0.0 d	0.0 d	1.1 a	0.5 a
East Hastings	1.3 a	0.7 a	0.9 a	0.5 a	1.0 a	0.0 c	0.0 d	0.0 d	1.0 a	0.4 a
Southeast Vancouver	1.6 c	0.0 b	1.5 a	0.6 a	0.3 a	0.4 a	1.2 a	0.0 c	1.1 a	0.5 a
City of Vancouver (Zones 1-10)	0.4 a	0.4 a	0.4 a	0.3 a	0.7 a	0.3 a	0.5 a	0.8 a	0.5 a	0.3 a
University Endowment Lands	**	0.0 a	0.0 d	0.0 a	0.0 d	1.4 a	**	0.0 a	0.0 d	0.6 a
Central Park/Metrotown	0.0 b	0.3 b	0.3 a	0.2 a	0.5 a	0.5 a	0.0 d	1.3 d	0.3 a	0.3 a
Southeast Burnaby	0.0 c	0.0 b	0.4 a	0.8 a	1.3 a	1.1 a	5.7 c	2.0 a	1.0 a	0.9 a
North Burnaby	0.3 a	0.7 b	0.5 a	0.6 a	0.7 a	0.7 a	0.4 b	0.2 a	0.5 a	0.6 a
Burnaby (Zones 12-14)	0.1 b	0.4 b	0.4 a	0.5 a	0.7 a	0.7 a	2.1 c	0.7 a	0.5 a	0.5 a
New Westminster	1.2 a	1.3 a	1.4 a	1.2 a	1.0 a	0.7 a	0.0 b	0.8 d	1.3 a	1.1 a
North Vancouver City	1.5 c	0.0 b	0.2 a	0.2 a	0.1 b	0.1 a	0.0 d	**	0.3 a	0.2 a
North Vancouver D.M.	0.6 a	0.5 a	0.3 a	0.0 c	0.2 a	0.2 a	0.5 b	0.5 a	0.4 a	0.3 a
West Vancouver	0.0 b	0.5 a	0.2 b	0.3 a	0.1 a	0.6 a	**	0.0 a	0.1 a	0.4 a
Richmond	2.1 a	1.1 a	0.7 a	0.6 a	0.8 a	0.3 a	0.2 b	0.2 b	0.8 a	0.4 a
Delta	1.5 d	0.0 d	0.7 a	0.8 d	1.9 a	0.6 b	2.5 a	4.6 a	1.3 a	0.8 a
Surrey	1.1 a	1.4 a	2.3 a	2.3 a	2.6 a	1.7 a	3.1 a	2.6 a	2.5 a	2.1 a
White Rock	0.0 b	0.0 a	1.2 a	0.6 a	1.4 a	0.3 a	**	7.1 a	1.2 a	0.5 a
Langley City and Langley DM	1.4 d	0.0 a	1.6 a	1.2 a	1.1 a	1.5 a	3.5 d	0.4 a	1.6 a	1.2 a
Tri-Cities	2.1 c	1.1 a	1.6 a	0.3 a	2.2 a	1.2 a	**	3.1 c	1.8 a	1.0 a
Maple Ridge/Pitt Meadows	**	0.0 a	2.6 b	2.0 a	2.2 a	2.0 a	3.2 d	3.0 a	2.6 a	2.1 a
Vancouver CMA	0.5 a	0.4 a	0.7 a	0.5 a	1.0 a	0.7 a	1.4 a	1.4 a	0.8 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$)
by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
West End/Stanley Park	809 a	807 a	998 a	1,031 a	1,636 a	1,611 a	2,717 c	2,419 b	1,047 a	1,077 a
English Bay	804 a	855 a	957 a	1,023 a	1,461 a	1,507 a	2,374 c	2,081 d	983 a	1,039 a
Downtown	793 a	842 a	1,022 a	1,068 a	1,578 a	1,644 a	1,730 d	2,458 a	1,036 a	1,102 a
West End/Downtown (Zones 1-3)	798 a	839 a	995 a	1,047 a	1,556 a	1,602 a	2,276 c	2,412 a	1,021 a	1,078 a
South Granville/Oak	732 a	753 a	912 a	952 a	1,331 a	1,364 a	1,765 b	1,538 d	963 a	993 a
Kitsilano/Point Grey	876 b	800 a	976 a	953 a	1,412 a	1,361 a	1,701 c	2,036 d	1,041 a	1,013 a
Westside/Kerrisdale	736 a	763 a	997 a	1,037 a	1,551 a	1,571 a	2,054 b	2,309 b	1,174 a	1,238 a
Marpole	642 a	663 a	721 a	761 a	929 a	967 a	1,057 b	1,085 b	748 a	789 a
Mount Pleasant/Renfrew Heights	642 a	620 a	733 a	778 a	957 a	1,034 b	1,052 b	**	767 a	830 a
East Hastings	676 b	713 b	709 a	770 a	877 a	1,048 b	1,099 b	1,226 a	741 a	824 a
Southeast Vancouver	722 a	681 a	829 a	821 a	1,118 a	1,122 a	1,071 a	1,160 b	926 a	928 a
City of Vancouver (Zones 1-10)	760 a	779 a	902 a	936 a	1,289 a	1,324 a	1,449 b	1,743 b	947 a	988 a
University Endowment Lands	**	1,023 a	1,171 a	1,227 a	1,586 a	1,699 a	1,747 c	2,006 a	1,346 a	1,461 a
Central Park/Metrotown	689 a	681 a	779 a	819 a	1,005 a	1,030 a	1,464 c	1,424 b	835 a	870 a
Southeast Burnaby	587 a	596 a	697 a	727 a	832 a	870 a	951 a	1,000 a	750 a	780 a
North Burnaby	657 a	671 a	820 a	867 a	1,055 a	1,147 a	1,156 b	1,285 a	904 a	982 a
Burnaby (Zones 12-14)	659 a	661 a	778 a	817 a	990 a	1,039 a	1,112 b	1,234 a	843 a	891 a
New Westminster	590 a	623 a	709 a	740 a	892 a	931 a	1,111 a	1,123 a	751 a	781 a
North Vancouver City	737 b	761 a	835 a	869 a	1,046 a	1,082 a	1,330 b	1,406 b	898 a	927 a
North Vancouver D.M.	763 a	797 a	864 a	940 a	1,177 a	1,160 a	1,514 a	1,523 a	1,147 a	1,174 a
West Vancouver	860 a	888 a	1,144 a	1,152 a	1,888 c	1,752 a	**	2,666 a	1,378 c	1,374 a
Richmond	647 a	743 a	862 a	888 a	1,093 a	1,071 a	1,383 c	1,275 b	1,013 a	1,021 a
Delta	561 a	616 b	688 a	723 a	883 a	925 b	899 b	1,076 a	774 a	828 a
Surrey	539 a	577 a	661 a	709 a	821 a	879 a	1,014 a	1,091 a	768 a	823 a
White Rock	627 a	660 a	752 a	781 a	915 a	992 a	981 a	1,277 a	793 a	836 a
Langley City and Langley DM	614 a	615 a	731 a	739 a	856 a	877 a	987 a	1,007 a	809 a	820 a
Tri-Cities	593 a	638 a	703 a	746 a	880 a	957 a	1,334 c	1,316 a	840 a	884 a
Maple Ridge/Pitt Meadows	494 b	525 a	609 a	652 a	836 a	836 a	1,117 a	1,163 a	731 a	760 a
Vancouver CMA	735 a	755 a	846 a	880 a	1,090 a	1,131 a	1,286 a	1,359 a	908 a	948 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
West End/Stanley Park	0 b	718	4 a	2,616	1 a	464	0 c	54	5 a	3,852
English Bay	4 a	951	12 a	4,872	0 b	660	0 a	11	17 a	6,494
Downtown	2 a	2,023	16 a	6,664	2 a	1,144	2 a	45	22 a	9,877
West End/Downtown (Zones 1-3)	6 a	3,693	32 a	14,152	3 a	2,269	2 a	110	43 a	20,223
South Granville/Oak	4 a	1,326	7 a	4,686	3 a	1,273	0 c	51	15 a	7,336
Kitsilano/Point Grey	4 a	862	1 b	4,889	0 c	1,220	0 d	33	5 a	7,003
Westside/Kerrisdale	0 b	195	2 a	1,752	5 a	982	3 a	115	11 a	3,044
Marpole	2 b	388	19 a	2,858	8 a	746	0 d	18	28 a	4,009
Mount Pleasant/Renfrew Heights	6 d	727	12 a	4,231	10 d	974	0 d	121	28 a	6,053
East Hastings	6 a	757	16 a	3,180	0 c	930	0 d	150	21 a	5,017
Southeast Vancouver	0 b	151	7 a	1,161	3 a	688	0 c	73	9 a	2,074
City of Vancouver (Zones 1-10)	29 a	8,098	96 a	36,910	31 a	9,082	5 a	670	161 a	54,759
University Endowment Lands	0 a	52	0 a	407	5 a	353	0 a	39	5 a	852
Central Park/Metrotown	1 b	301	11 a	4,401	9 a	1,625	1 d	81	21 a	6,408
Southeast Burnaby	0 b	144	11 a	1,329	8 a	714	3 a	150	22 a	2,337
North Burnaby	2 b	288	15 a	2,296	9 a	1,168	1 a	521	26 a	4,273
Burnaby (Zones 12-14)	3 b	733	36 a	8,026	25 a	3,507	5 a	752	70 a	13,018
New Westminster	10 a	801	60 a	5,081	13 a	1,932	1 d	136	84 a	7,950
North Vancouver City	0 b	509	7 a	3,611	2 a	1,751	**	53	13 a	5,923
North Vancouver D.M.	1 a	183	0 c	353	1 a	407	2 a	434	4 a	1,377
West Vancouver	1 a	215	4 a	1,298	4 a	726	0 a	102	9 a	2,341
Richmond	2 a	197	6 a	1,006	3 a	1,165	1 b	569	13 a	2,937
Delta	0 d	59	6 d	768	5 b	818	3 a	66	14 a	1,711
Surrey	1 a	85	55 a	2,422	40 a	2,362	18 a	692	115 a	5,562
White Rock	0 a	67	5 a	908	1 a	369	1 a	14	7 a	1,358
Langley City and Langley DM	0 a	82	12 a	975	14 a	963	1 a	239	27 a	2,259
Tri-Cities	2 a	187	7 a	2,299	21 a	1,770	18 c	566	48 a	4,823
Maple Ridge/Pitt Meadows	0 a	15	17 a	835	11 a	541	4 a	134	32 a	1,525
Vancouver CMA	50 a	11,285	312 a	64,898	177 a	25,746	63 a	4,466	602 a	106,395

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
West End/Stanley Park	0.1 a	0.0 b	0.5 a	0.6 a	1.7 c	0.9 a	0.0 d	0.0 c	0.6 a	0.5 a
English Bay	0.8 a	0.7 a	0.8 a	0.4 a	2.8 b	0.3 a	**	0.0 a	1.0 a	0.4 a
Downtown	0.7 a	1.0 a	1.0 a	0.8 a	1.4 a	0.8 a	0.0 d	4.8 a	1.0 a	0.9 a
West End/Downtown (Zones 1-3)	0.6 a	0.7 a	0.9 a	0.6 a	1.9 a	0.7 a	**	2.0 a	0.9 a	0.6 a
South Granville/Oak	0.8 a	0.4 a	0.7 a	0.6 a	0.8 a	0.6 a	0.0 b	0.0 c	0.7 a	0.5 a
Kitsilano/Point Grey	0.8 a	0.6 a	0.5 a	0.1 a	0.6 a	0.7 b	**	**	0.6 a	0.3 a
Westside/Kerrisdale	0.6 a	0.0 b	1.0 a	0.5 a	0.5 a	1.0 a	0.8 a	2.6 a	0.8 a	0.7 a
Marpole	2.5 c	2.0 c	1.6 c	1.6 b	1.7 c	1.3 a	0.0 d	0.0 d	1.6 b	1.6 b
Mount Pleasant/Renfrew Heights	0.8 a	1.1 d	1.2 a	0.5 a	2.4 a	1.0 d	0.0 d	0.0 d	1.4 a	0.6 a
East Hastings	1.7 c	1.0 a	1.9 b	1.3 a	2.1 c	1.2 a	0.0 d	0.0 d	1.8 b	1.2 a
Southeast Vancouver	1.6 c	0.0 b	1.5 a	0.9 a	0.7 a	0.7 a	1.2 a	0.0 c	1.2 a	0.7 a
City of Vancouver (Zones 1-10)	0.9 a	0.7 a	1.0 a	0.7 a	1.4 a	0.8 a	0.7 a	1.2 a	1.0 a	0.7 a
University Endowment Lands	**	0.0 a	0.5 a	0.2 a	1.2 a	1.4 a	**	0.0 a	0.7 a	0.7 a
Central Park/Metrotown	0.0 b	1.4 a	1.1 a	0.8 a	1.1 a	0.9 a	0.0 d	1.3 d	1.0 a	0.9 a
Southeast Burnaby	0.0 c	0.7 b	0.8 a	1.5 a	1.5 b	1.6 a	5.7 c	2.0 a	1.3 a	1.5 a
North Burnaby	1.1 a	0.7 b	1.4 a	0.8 a	1.4 a	0.9 a	1.2 a	0.4 a	1.4 a	0.8 a
Burnaby (Zones 12-14)	0.4 a	1.0 a	1.1 a	0.9 a	1.3 a	1.0 a	2.5 c	0.8 a	1.2 a	0.9 a
New Westminster	1.6 b	3.0 a	2.2 a	2.0 a	1.9 a	1.3 a	0.0 b	1.5 c	2.0 a	1.9 a
North Vancouver City	2.0 c	1.0 a	0.4 a	0.7 a	0.5 a	0.6 a	0.0 d	**	0.6 a	0.8 a
North Vancouver D.M.	2.2 a	3.8 a	2.8 a	1.7 b	1.4 a	1.7 a	0.8 a	0.9 a	1.7 a	1.8 a
West Vancouver	0.7 a	0.5 a	0.4 a	0.3 a	0.6 a	0.9 a	**	0.0 a	0.5 a	0.5 a
Richmond	3.7 b	2.2 a	2.2 a	1.4 a	2.0 a	1.1 a	0.2 b	0.7 a	1.9 a	1.2 a
Delta	1.5 d	**	1.1 a	1.3 a	2.2 a	1.6 c	2.5 a	4.6 a	1.6 a	1.6 c
Surrey	2.3 a	2.6 a	3.1 a	3.1 a	3.5 a	2.3 a	3.3 a	3.1 a	3.3 a	2.7 a
White Rock	1.9 c	4.5 a	2.9 a	2.2 a	2.2 c	1.1 a	**	14.3 a	2.7 a	2.1 a
Langley City and Langley DM	1.4 d	0.0 a	1.9 a	1.9 a	1.5 a	1.8 a	3.9 d	0.8 a	1.9 a	1.7 a
Tri-Cities	2.1 c	1.7 b	2.6 a	1.1 a	2.6 a	2.1 a	**	4.8 b	2.5 a	1.9 a
Maple Ridge/Pitt Meadows	**	0.0 a	4.1 b	3.0 a	4.4 b	3.3 a	6.6 b	5.2 a	4.5 a	3.3 a
Vancouver CMA	1.1 a	1.1 a	1.3 a	1.0 a	1.7 a	1.3 a	1.8 a	2.0 a	1.4 a	1.1 a

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3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
West End/Stanley Park	7.9 c	**	9.8 c	**	**	**	**	**	9.2 c	3.2 d
English Bay	8.3 b	3.9 d	7.4 b	5.7 d	13.5 d	**	**	**	7.9 b	5.8 c
Downtown	5.8 d	3.2 c	5.8 d	2.4 c	**	2.7 c	**	**	6.2 c	3.0 b
West End/Downtown (Zones 1-3)	6.8 b	3.2 c	7.1 b	3.6 c	9.0 c	5.5 c	**	**	7.3 b	3.9 b
South Granville/Oak	5.8 d	3.5 c	6.0 c	4.7 b	8.2 c	3.1 d	**	**	6.1 b	4.4 b
Kitsilano/Point Grey	5.5 d	3.5 d	5.0 d	2.5 c	**	++	**	**	5.4 d	2.6 c
Westside/Kerrisdale	3.1 d	**	5.1 b	2.5 c	5.6 d	**	**	++	4.9 b	**
Marpole	4.1 d	**	2.7 c	4.9 b	4.4 d	4.9 c	**	**	3.0 c	4.9 b
Mount Pleasant/Renfrew Heights	**	++	2.7 c	3.3 d	3.0 c	4.1 d	**	**	2.8 c	3.5 d
East Hastings	4.4 d	**	**	7.3 c	**	**	**	**	5.0 d	6.8 c
Southeast Vancouver	**	**	3.2 b	0.7 b	1.2 a	++	**	**	1.8 a	1.2 a
City of Vancouver (Zones 1-10)	5.1 b	3.6 b	5.3 b	3.8 b	7.2 b	4.2 c	**	++	5.5 b	3.9 b
University Endowment Lands	**	4.6 a	**	**	**	++	**	12.8 a	**	4.9 b
Central Park/Metrotown	4.9 c	2.1 c	2.1 c	4.7 b	4.2 c	5.4 b	**	**	2.9 c	4.8 b
Southeast Burnaby	**	++	4.7 d	5.8 c	**	6.2 c	**	++	3.8 d	6.0 b
North Burnaby	3.9 c	**	4.8 b	5.5 b	4.8 c	7.5 b	**	**	4.9 b	5.5 c
Burnaby (Zones 12-14)	5.3 c	2.4 c	3.3 c	5.2 b	4.2 b	6.2 b	4.9 d	3.1 d	3.7 b	5.2 a
New Westminster	3.9 c	2.1 c	4.0 b	3.3 b	4.3 b	3.4 c	3.7 c	6.8 c	3.9 b	3.5 b
North Vancouver City	4.4 d	3.7 d	4.4 c	4.0 d	3.8 d	4.5 d	**	**	4.1 c	4.2 c
North Vancouver D.M.	10.0 a	4.1 a	3.5 b	**	2.7 c	2.5 b	++	6.5 b	5.0 b	4.1 b
West Vancouver	**	**	**	++	**	++	**	2.6 a	**	++
Richmond	1.0 a	**	**	6.8 b	3.3 d	**	**	**	3.7 d	4.8 d
Delta	2.6 b	**	++	4.9 d	++	**	**	10.8 a	++	5.2 d
Surrey	++	5.8 b	2.2 a	6.8 a	2.6 a	7.8 a	2.2 a	7.0 b	1.7 a	6.9 a
White Rock	3.5 d	5.8 a	2.9 a	4.4 a	2.7 c	5.7 b	**	13.3 a	2.9 a	5.0 a
Langley City and Langley DM	3.3 d	0.1 a	2.9 a	2.1 a	2.2 a	2.3 a	3.1 b	++	2.5 a	1.9 a
Tri-Cities	++	5.0 c	2.0 b	5.6 a	2.9 b	5.9 a	**	5.7 b	2.3 b	5.5 a
Maple Ridge/Pitt Meadows	**	3.7 a	2.9 b	5.5 a	**	3.1 c	**	-1.1 a	5.5 d	3.8 b
Vancouver CMA	4.7 b	3.6 b	4.4 a	4.2 a	5.5 a	4.6 a	4.6 c	5.5 c	4.6 a	4.3 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.1 Private Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Abbotsford	3.8 a	**	2.1 a	2.7 a	2.0 a	2.9 a	0.0 d	2.1 a	2.1 a	2.7 a
Zone 2 - Mission	**	**	2.5 a	1.2 a	1.2 a	1.4 a	**	**	1.9 a	1.2 a
Abbotsford CMA	3.3 b	**	2.2 a	2.5 a	2.0 a	2.7 a	0.0 d	2.0 a	2.1 a	2.6 a

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1.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Abbotsford	526 a	525 a	615 a	632 a	758 a	772 a	844 a	809 a	683 a	703 a
Zone 2 - Mission	473 a	502 b	571 a	577 a	689 a	694 a	**	**	616 a	633 a
Abbotsford CMA	520 a	522 a	610 a	627 a	752 a	765 a	841 a	807 a	676 a	696 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Abbotsford	**	82	41 a	1,547	49 a	1,713	1 a	48	92 a	3,389
Zone 2 - Mission	**	13	2 a	170	3 a	192	**	**	5 a	376
Abbotsford CMA	**	95	43 a	1,716	52 a	1,905	1 a	49	97 a	3,765

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Abbotsford	4.7 a	**	3.5 a	3.6 b	3.4 a	3.6 a	0.0 d	2.1 a	3.5 a	3.6 a
Zone 2 - Mission	**	**	3.5 a	3.1 d	1.9 a	1.4 a	**	**	2.7 a	2.1 b
Abbotsford CMA	4.1 b	**	3.5 a	3.6 b	3.3 a	3.4 a	0.0 d	2.0 a	3.4 a	3.4 a

The following letter codes are used to indicate the reliability of the estimates:

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
	to	to	to	to	to	to	to	to	to	to
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Abbotsford	4.2 a	**	5.5 c	4.0 c	5.0 c	4.5 c	**	**	5.3 c	4.4 c
Zone 2 - Mission	**	**	0.2 a	**	3.2 d	++	**	**	++	1.0 d
Abbotsford CMA	3.6 c	**	5.0 c	3.7 c	4.8 c	4.1 c	**	++	4.8 c	4.1 c

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Abbotsford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	4.2 a	0.0 d	2.3 a	2.7 b	1.9 b	4.0 c	0.0 a	6.4 a	2.3 a	3.0 c
1975 - 1989	3.6 a	3.4 a	2.5 a	2.9 a	1.6 a	3.1 a	0.0 a	0.0 a	2.0 a	3.0 a
1990 - 1999	**	**	0.7 b	1.1 a	1.8 c	1.7 c	**	0.0 a	1.5 a	1.5 a
2000+	**	**	0.0 a	**	3.9 a	1.0 a	n/u	n/u	2.3 a	0.6 a
Total	3.3 b	**	2.2 a	2.5 a	2.0 a	2.7 a	0.0 d	2.0 a	2.1 a	2.6 a

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1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Abbotsford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	536 a	515 a	595 a	604 a	723 a	726 a	926 a	825 a	630 a	640 a
1975 - 1989	501 a	548 a	605 a	637 a	695 a	733 a	799 a	801 a	650 a	688 a
1990 - 1999	522 a	**	629 a	621 a	801 a	794 a	**	**	750 a	742 a
2000+	**	**	708 a	683 a	901 a	890 a	n/u	n/u	819 a	808 a
Total	520 a	522 a	610 a	627 a	752 a	765 a	841 a	807 a	676 a	696 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Abbotsford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA										
3 to 5 Units	n/u	n/u	**	0.0 a	**	7.7 a	**	**	**	7.3 a
6 to 19 Units	**	0.0 a	2.9 b	9.0 a	2.4 c	5.8 d	n/s	**	2.5 c	7.0 b
20 to 49 Units	5.0 a	0.0 d	2.4 a	2.3 b	3.6 b	3.6 b	0.0 a	0.0 a	3.1 b	2.8 b
50 to 99 Units	1.9 a	**	2.2 a	1.5 a	1.1 a	1.6 a	0.0 a	0.0 a	1.6 a	1.5 a
100 to 199 Units	n/u	n/u	**	**	**	**	n/u	n/u	**	**
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	3.3 b	**	2.2 a	2.5 a	2.0 a	2.7 a	0.0 d	2.0 a	2.1 a	2.6 a

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1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Abbotsford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA										
3 to 5 Units	n/u	n/u	**	**	682 b	692 b	**	**	741 c	667 a
6 to 19 Units	461 a	473 a	533 a	543 a	704 a	704 a	n/s	**	617 a	620 a
20 to 49 Units	513 a	523 a	617 a	629 a	773 a	768 a	698 a	749 a	677 a	694 a
50 to 99 Units	542 a	536 a	623 a	641 a	758 a	777 a	823 a	838 a	692 a	714 a
100 to 199 Units	n/u	n/u	**	**	**	**	n/u	n/u	**	**
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	520 a	522 a	610 a	627 a	752 a	765 a	841 a	807 a	676 a	696 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Abbotsford CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Abbotsford	**	7.3 a	2.7 c	7.8 c	3.2 b	3.1 c	1.7 a	1.6 a	**	**	n/u	n/u
Zone 2 - Mission	n/u	n/u	1.8 c	3.6 a	2.4 a	1.3 a	**	**	n/u	n/u	n/u	n/u
Abbotsford CMA	**	7.3 a	2.5 c	7.0 b	3.1 b	2.8 b	1.6 a	1.5 a	**	**	n/u	n/u

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Abbotsford CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA										
LT \$600	1.1 d	0.0 b	1.4 a	1.2 a	**	**	n/s	n/s	1.4 a	1.0 a
\$600 - \$699	**	**	1.8 b	2.2 a	1.6 c	3.0 b	**	**	1.9 b	2.5 a
\$700 - \$799	n/s	n/s	**	5.7 c	1.9 b	3.0 a	**	**	3.1 c	3.8 b
\$800 - \$899	n/s	n/s	**	**	1.4 a	3.0 c	**	**	1.6 c	2.9 b
\$900 - \$999	n/s	n/s	**	n/s	1.4 a	0.9 a	**	**	1.3 a	0.9 a
\$1000+	n/s	n/s	n/s	n/s	**	**	**	**	**	**
Total	3.3 b	**	2.2 a	2.5 a	2.0 a	2.7 a	0.0 d	2.0 a	2.1 a	2.6 a

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2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	0.0 a	7.1 a	0.5 a	1.1 a
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	**	**	16.5 a	21.6 a	7.1 a	8.4 a

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2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	887 ^b	888 ^b	750 ^a	771 ^a
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	**	**	1,089^a	1,130^a	869^a	894^a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	2 ^a	28	2 ^a	188
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	**	**	22^a	102	22^a	262

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2.1.4 Private Row (Townhouse) Availability Rates (%)
by Zone and Bedroom Type
Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	0.0 a	10.7 a	0.5 a	1.6 a
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	**	**	17.4 a	22.5 a	7.4 a	8.8 a

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent ¹
by Bedroom Type
Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
	to	to	to	to	to	to	to	to	to	to
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Abbotsford	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2 - Mission	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Abbotsford CMA	n/u	n/u	**	**	**	**	**	**	**	**

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Abbotsford	3.8 a	**	2.1 a	2.6 a	1.9 a	2.7 a	0.0 d	4.0 a	2.0 a	2.6 a
Zone 2 - Mission	**	**	2.5 a	1.2 a	1.2 a	1.4 a	**	**	5.5 a	5.5 b
Abbotsford CMA	3.3 b	**	2.2 a	2.4 a	1.8 a	2.6 a	12.1 c	15.2 a	2.4 a	3.0 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Abbotsford	526 a	525 a	616 a	634 a	758 a	773 a	860 a	837 a	686 a	706 a
Zone 2 - Mission	473 a	502 b	571 a	577 a	689 a	694 a	**	**	712 a	730 a
Abbotsford CMA	520 a	522 a	611 a	628 a	753 a	766 a	1,020 a	1,032 a	689 a	709 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Abbotsford	**	82	41 a	1,591	49 a	1,829	3 a	76	94 a	3,577
Zone 2 - Mission	**	13	2 a	170	3 a	192	**	**	25 b	450
Abbotsford CMA	**	95	43 a	1,760	52 a	2,021	23 a	151	119 a	4,027

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Abbotsford	4.7 a	**	3.4 a	3.5 b	3.2 a	3.4 a	0.0 d	5.3 a	3.3 a	3.5 a
Zone 2 - Mission	**	**	3.5 a	3.1 d	1.9 a	1.4 a	**	**	6.3 a	6.2 b
Abbotsford CMA	4.1 b	**	3.4 a	3.5 b	3.1 a	3.2 a	12.8 c	15.9 a	3.6 a	3.8 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Abbotsford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - Abbotsford	4.2 a	**	5.3 c	4.0 c	4.7 c	4.4 b	**	++	5.0 c	4.3 c
Zone 2 - Mission	**	**	0.2 a	**	3.2 d	++	**	**	8.6 b	**
Abbotsford CMA	3.6 c	**	4.8 c	3.8 c	4.5 c	4.0 b	**	**	5.4 c	4.1 c

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹
Vacancy Rates (%)
Vancouver CMA - October 2008

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-07	Oct-08	Oct-07	Oct-08
Burrard Peninsula	0.1 b	0.3 a	0.2 a	0.2 a
Vancouver East/Westside	0.1 b	1.2 a	0.6 a	0.3 a
Vancouver City	0.1 a	0.6 a	0.5 a	0.3 a
Suburban Vancouver	0.3 a	0.7 a	0.9 a	0.7 a
North Shore	0.1 b	0.4 b	0.2 a	0.3 a
Fraser Valley	0.7 a	0.7 a	1.9 a	1.6 a
Vancouver CMA	0.2 a	0.6 a	0.7 a	0.5 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹
Average Rents (\$) by Bedroom Type
Vancouver CMA - October 2008

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Burrard Peninsula	**	839 a	1,378 b	1,047 a	1,858 c	1,583 a	**	2,389 a
Vancouver East/Westside	**	725 a	1,090 c	876 a	1,554 b	1,246 a	**	1,634 b
Vancouver City	**	780 a	1,235 b	939 a	1,760 b	1,328 a	2,590 d	1,769 b
Suburban Vancouver	n/u	652 a	847 b	788 a	**	991 a	**	1,163 a
North Shore	**	801 a	828 a	945 a	1,325 b	1,264 a	n/u	1,833 b
Fraser Valley	n/u	610 a	830 c	719 a	1,005 c	889 a	**	992 a
Vancouver CMA	**	754 a	1,101 b	880 a	1,507 c	1,124 a	**	1,356 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.3 Rental Condominium Apartments - Average Rents (\$)
by Bedroom Type
Vancouver CMA - October 2008

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Burrard Peninsula	**	**	1,285 b	1,378 b	1,829 b	1,858 c	**	**	1,569 b	1,604 c
Vancouver East/Westside	**	**	977 b	1,090 c	1,380 b	1,554 b	**	**	1,188 b	1,292 b
Vancouver City	**	**	1,211 b	1,235 b	1,697 b	1,760 b	**	2,590 d	1,472 b	1,481 b
Suburban Vancouver	**	n/u	775 b	847 b	1,110 c	**	**	**	1,004 b	**
North Shore	**	**	873 b	828 a	**	1,325 b	n/u	n/u	969 c	1,083 c
Fraser Valley	**	n/u	710 b	830 c	**	1,005 c	n/u	**	**	966 b
Vancouver CMA	**	**	1,079 b	1,101 b	1,435 b	1,507 c	**	**	1,290 b	1,334 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹
Total Vacancy Rates (%)
By Building Size
Vancouver CMA - October 2008

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-07	Oct-08	Oct-07	Oct-08
Vancouver City				
3 to 24 Units	0.0 c	**	0.8 a	0.4 a
25 to 49 Units	0.3 a	1.2 d	0.3 a	0.3 a
50 to 74 Units	0.0 b	0.6 b	0.5 a	0.2 a
75 to 99 Units	0.3 b	0.6 b	0.1 a	0.3 a
100+ Units	0.1 b	0.2 a	0.2 a	0.2 a
Total	0.1 a	0.6 a	0.5 a	0.3 a
Vancouver CMA				
3 to 24 Units	0.3 b	2.7 c	1.0 a	0.5 a
25 to 49 Units	0.5 a	1.7 c	0.7 a	0.5 a
50 to 74 Units	0.6 b	1.0 a	0.9 a	0.8 a
75 to 99 Units	0.4 b	0.5 b	0.4 a	0.4 a
100+ Units	0.1 a	0.2 a	0.4 a	0.3 a
Total	0.2 a	0.6 a	0.7 a	0.5 a

¹Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Vancouver CMA - October 2008**

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Burrard Peninsula	28,860	31,091	11,179 a	10,808 a	38.7 a	34.8 a	0.1 b	0.3 a
Vancouver East/Westside	31,128	31,623	5,764 a	6,239 a	18.5 a	19.7 a	0.1 b	1.2 a
Vancouver City	59,988	62,714	16,873 a	16,986 a	28.1 a	27.1 a	0.1 a	0.6 a
Suburban Vancouver	49,768	53,048	9,557 a	9,995 a	19.2 a	18.8 a	0.3 a	0.7 a
North Shore	10,395	10,966	1,734 d	2,235 d	16.7 d	20.4 d	0.1 b	0.4 b
Fraser Valley	20,443	21,784	3,168 d	3,567 d	15.5 d	16.4 d	0.7 a	0.7 a
Vancouver CMA	140,594	148,512	31,382 a	32,758 a	22.3 a	22.1 a	0.2 a	0.6 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

²Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Vancouver CMA - October 2008**

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Vancouver City								
3 to 24 Units	6,001	6,138	942 d	1,236 d	15.7 d	20.1 d	0.0 c	**
25 to 49 Units	10,765	11,114	2,249 d	2,129 d	20.9 d	19.2 d	0.3 a	1.2 d
50 to 74 Units	6,614	6,891	1,388 d	1,235 d	21.0 d	17.9 d	0.0 b	0.6 b
75 to 99 Units	6,548	6,453	1,420 a	1,604 d	21.7 a	24.9 d	0.3 b	0.6 b
100+ Units	30,060	32,118	10,895 a	10,766 a	36.2 a	33.5 a	0.1 b	0.2 a
Total	59,988	62,714	16,873 a	16,986 a	28.1 a	27.1 a	0.1 a	0.6 a
Vancouver CMA								
3 to 24 Units	9,882	9,814	1,482 c	1,800 d	15.0 c	18.3 d	0.3 b	2.7 c
25 to 49 Units	24,370	24,921	4,116 a	3,881 d	16.9 a	15.6 d	0.5 a	1.7 c
50 to 74 Units	17,988	18,754	2,923 a	3,270 d	16.3 a	17.4 d	0.6 b	1.0 a
75 to 99 Units	13,874	14,531	2,637 a	2,909 d	19.0 a	20.0 d	0.4 b	0.5 b
100+ Units	74,480	80,491	20,320 a	20,838 a	27.3 a	25.9 a	0.1 a	0.2 a
Total	140,594	148,511	31,382 a	32,757 a	22.3 a	22.1 a	0.2 a	0.6 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

²Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Vancouver CMA - October 2008

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Vancouver CMA										
Single Detached	n/s	n/s	**	**	950 b	1,048 d	1,305 b	1,577 c	1,166 b	1,251 c
Semi detached, Row and Duplex	n/s	**	**	**	1,055 d	986 c	1,102 b	1,136 b	1,047 b	1,029 b
Other-Primarily Accessory Suites	**	n/s	636 b	772 c	847 b	913 b	1,198 d	**	793 b	890 b
Total	**	**	715 c	796 d	928 b	979 b	1,207 b	1,340 b	984 a	1,069 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Vancouver CMA - October 2008

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-07	Oct-08
Vancouver CMA		
Single Detached	33,724 b	40,183 b
Semi detached, Row and Duplex	30,285 c	30,750 b
Other-Primarily Accessory Suites	33,943 b	30,117 c
Total	97,952 a	101,050 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$)
by Dwelling Type
Abbotsford CMA - October 2008

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA										
Single Detached	n/s	n/s	**	**	853 c	756 b	1,081 a	1,151 b	982 b	1,033 b
Semi detached, Row and Duplex	n/s	n/s	**	**	719 c	**	868 c	1,030 c	820 b	923 c
Other-Primarily Accessory Suites	n/s	n/s	567 b	**	696 b	696 b	**	**	696 b	689 b
Total	n/s	n/s	612 c	656 d	736 b	722 b	1,005 a	1,113 a	840 a	910 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹
by Dwelling Type
Abbotsford CMA - October 2008

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-07	Oct-08
Abbotsford CMA		
Single Detached	3,471 b	3,714 b
Semi detached, Row and Duplex	1,982 b	1,560 c
Other-Primarily Accessory Suites	2,455 b	1,887 b
Total	7,909 a	7,161 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007 and 2008.

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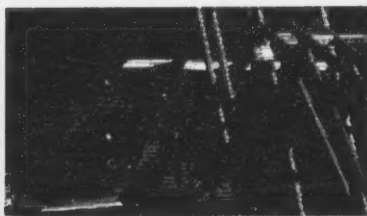
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